



Hereward Road

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A well presented, modern shared equity semi-detached house, brilliantly located within minutes of Trumpington Meadows country park whilst providing great links to the south side of the City, Addenbrooke's and the A10/M11.

Guide Price:  
£435,000

Hereward Road, Cambridge,  
CB2 9DZ



A well presented, modern link-detached house, brilliantly located within minutes of Trumpington Meadows country park whilst providing great links to the south side of the City, Addenbrooke's and the A10/M11.

A bright entrance hall with stairs leading to the first floor, provides storage for shoes and coats and leads through to a well-proportioned living room with bay-fronted window. The kitchen/dining room to the back of the property, is fitted with a range of base and wall mounted units whilst allowing for a dining room table and chairs. French doors lead out to the garden. A large w.c. and a separate large storage cupboard, conclude the downstairs accommodation.



The first floor comprises of 2 double bedrooms and modern white suite. The landing is flooded with natural light due to a large window above the stairs and provides access to the airing cupboard - housing the boiler - and the loft.

Outside, the private garden is mainly laid to lawn and is enclosed by fencing. A secure car port with an automated door, provides great parking and storage for bikes and bins.

There will be a maintenance charge of £10.35pm.





80 sqm / 861 sqft

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121 sqm / 0.04 acre

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Link-detached house

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2 bed, 1 recep, 1.5 bath

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Carport

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2015

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EPC - B / 86

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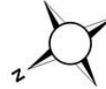
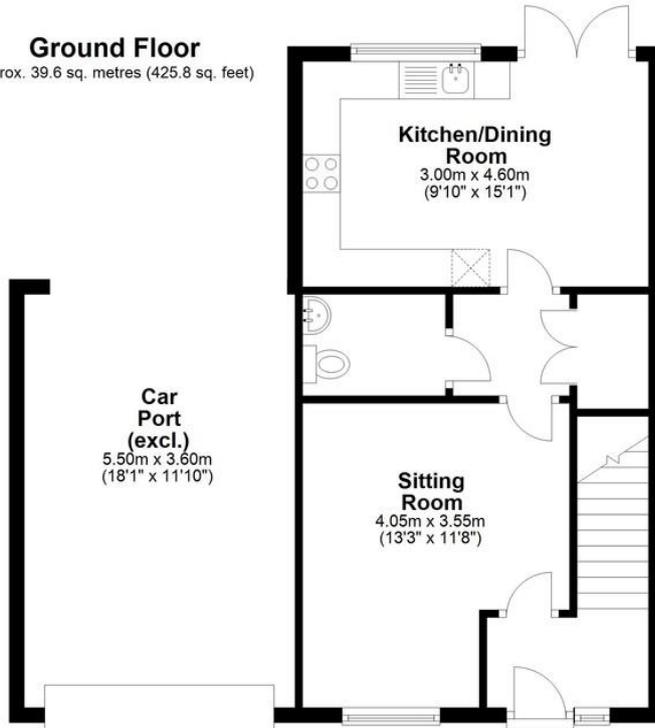
Council tax band - C

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## Ground Floor

Approx. 39.6 sq. metres (425.8 sq. feet)



## First Floor

Approx. 39.8 sq. metres (427.9 sq. feet)



Total area: approx. 79.3 sq. metres (853.7 sq. feet)

Drawings are for guidance only. [www.beachenergy.co.uk](http://www.beachenergy.co.uk)  
Plan produced using PlanUp.



Trumpington is a thriving, fast growing part of the city that still manages to retain its village identity and sense of community.

It is exceptionally well located for access into the Addenbrooke's campus, out to the M11 and into the city by car, bus, guided bus, one of a few purpose built cycle routes, or even an enthusiastic walk. The city's mainline station can be easily reached along the guided busway cycleway without having to mix with car traffic at all.

The area has three primary schools and a brand new state-of-the-art secondary school built in 2016 with excellent sporting facilities. Many of the city's finest private schools are within easy cycling distance.

There are also various restaurants, pubs, shops, a post office, barber, GP surgery, pharmacy, library and community centre. There is a major Waitrose supermarket and a Sainsbury's local.

Trumpington Meadows nature reserve links Trumpington through to Byron's Pool and Grantchester and there is a second country park between Trumpington and the Addenbrooke's campus. Various bridleways and footpaths lead immediately out into the countryside towards Harston, Haslingfield, Barton and Grantchester.

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