Whittington Road | | Cambridge | CB2 9BH

£2,600 Per Month

COOKE CURTIS & CO

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A modern, four-bedroom, mid-terrace property. Conveniently situated just South of Cambridge, providing excellent access to the city centre, Addenbrooke's and the train station.

- 126sqm / 1356sqft
- EPC - B / 89
- Gas central heating
- Balcony
- 4 bed, 3.5 bath, 2 recep
- Council tax band - F
- Off road parking
- Available now

This property is modern and well presented, occupying a pleasant position on the development with views over the park.

On the ground floor is an open plan kitchen/diner. The kitchen is fully fitted with integrated white goods; a fridge/freezer, gas hob, oven, dishwasher and washing machine. The dining area has glass doors opening on to a small patio and lawn garden. Also on the ground floor is a WC.

The first floor has a spacious living room, this room is bright due to two floor-to-ceiling windows at either end. One side opens on to a south facing balcony. A double bedroom with ensuite, a single bedroom/study and a family bathroom are also on the first

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floor.

A further two bedrooms, both with fitted wardrobes and another with an ensuite are on the second floor. There is a large, decked roof terrace off the landing.

There is space for two cars on the driveway.

Available September 2026.

Please refer to the 'Tenant Guide' brochure, for more information regarding the tenancy application process, referencing, terms and conditions of the holding fee and payments due before the start of the tenancy.

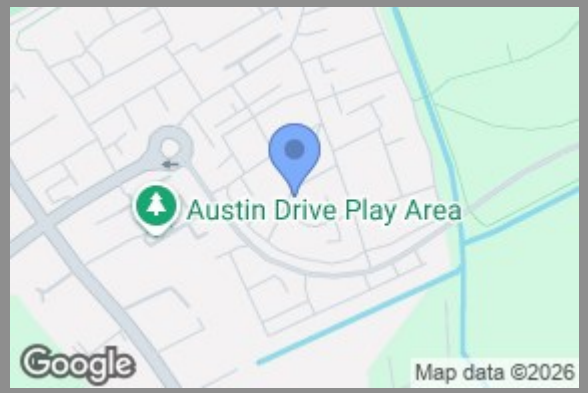
UK power networks suggest the electricity is currently supplied by: Octopus energy
GTC-UK suggest the gas is currently supplied by: Octopus energy
Ofcom suggests the maximum broadband speed is: 220mbps
Gov.uk suggests the property has not flooded in the last 5 years.

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, by bicycle on one of several 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.

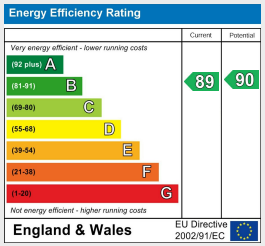
The area has three primary schools and a brand new state-of-the-art secondary school that opened in 2016 bringing with it excellent sporting facilities including a private members' gym.

A number of Private Schools are within cycling distance.

There are also various restaurants, pubs, shops, a post office, hairdresser, surgery, chemist, Waitrose supermarket and two new country parks.



Council Tax Band **F** EPC Rating **B**



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