



## Room 6

Paget Road | Trumpington | Cambridge | CB2 9JF

£695 Per Month

COOKE  
CURTIS  
& CO

## Key features

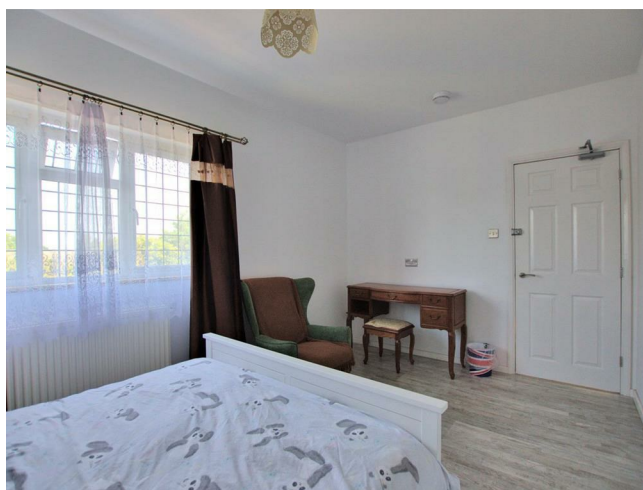
- 130 sqm/ 1406 sqft
- 7 beds 1 recep 3 bath
- EPC - C / 71
- Inclusive of Utilities
- Gas central heating
- On & Off Street Parking
- Fully Furnished
- Available May 2026

## Description

A well presented furnished double bedroom on the second floor in this professional 7 bedroomed shared house situated in Trumpington. Ideally located for easy access to Addenbrookes, M11 and guided bus route.

## Directions

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 two primary schools as well as a brand new state-of-the-art secondary school that opened in 2016 which also provides excellent sporting facilities. A number of



This modern property provides high quality accommodation for up to six professionals spread over three floors.



# Floor plans

Paget Road, Cambridge



Total Area: 130.6 m<sup>2</sup> ... 1406 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Plan prepared by: charlesjharrison.co.uk

**COOKE  
CURTIS  
& CO**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band **B** EPC Rating **C**

**COOKE  
CURTIS  
& CO**

40 High Street  
Trumpington  
Cambridge  
Cambridgeshire  
CB2 9LS  
01223 508050

Lettings@cookecurtis.co.uk  
cookecurtis.co.uk