



62 Alpha Terrace
Trumpington, CB2 9HT

Guide price £450,000

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- Double glazed sash windows added 2023
- Large south-facing garden
- Cambridge South Station (0.7 miles)
- Scope to extend (STPP)

An Edwardian home of 779 sqft / 72 sqm with a generous south-facing garden, enjoying a quiet near central city location in this friendly community located just off Trumpington's High Street.

This 2-bedroom mid-terraced cottage dates from 1908 & enjoys a peaceful position in the heart of Trumpington, just 2 miles south of the City Centre with its combination of ancient & modern buildings, winding lanes, excellent choice of schools & wide range of shopping facilities.

The accommodation briefly comprises an entrance porch with space for coats & footwear. The living / dining room benefits from a dual aspect & is finished with original wood flooring. There is a feature electric stove included within the sale & a useful understairs storage cupboard. The kitchen has been fitted with a basic range of units & houses a combi-boiler. A side door leads to the rear garden.

Upstairs are 2 double bedrooms & a generous bathroom, complemented by attractive tiling. The landing provides access to a partially boarded loft which offers scope to extend, subject to the necessary consents.





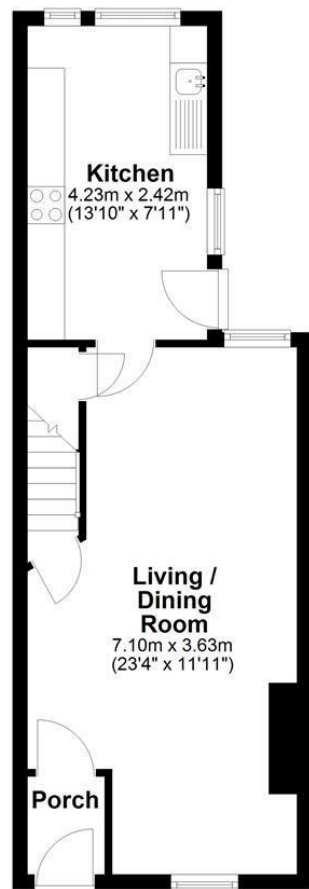
Outside there is on street parking. The south-facing rear garden backs onto Monkswell & is principally laid to lawn. There is a useful storage shed & a number of established shrubs & trees, the whole is enclosed by fencing.

Trumpington is well located for access into the Addenbrooke's, out to the M11 & into the city by car, bus or bike. The main station can be easily reached along the guided busway cycleway without having to mix with car traffic & Cambridge South is due to open in June 2026.

The area has 3 primary schools & a secondary school with excellent sporting facilities. Many of the city's finest private schools are within easy reach. There are a various eateries, pubs, shops, a post office, barber, Doctors, & a Waitrose superstore.



Ground Floor
Approx. 36.2 sq. metres (390.2 sq. feet)

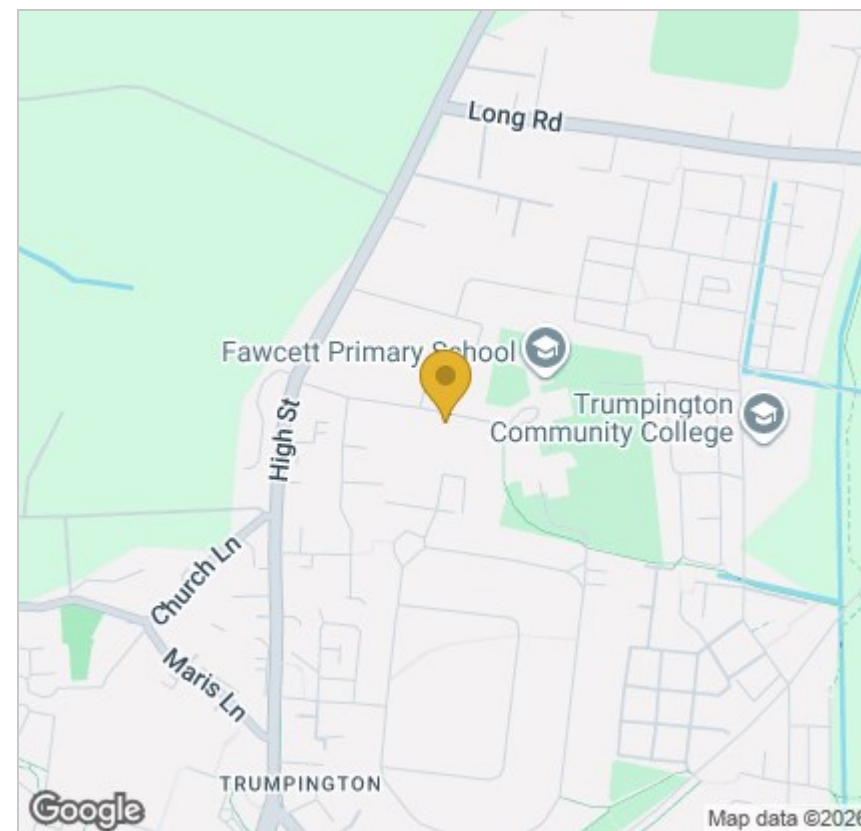


First Floor
Approx. 36.1 sq. metres (388.9 sq. feet)

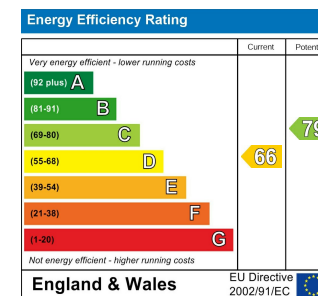


Total area: approx. 72.4 sq. metres (779.1 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Freehold
Council tax band: D

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