



127 FOSTER ROAD
Trumpington, Cambridge

Carter Jonas

127 FOSTER ROAD, TRUMPINGTON, CAMBRIDGE, CB2 9JW

- City centre - approx. 2 miles
- Railway Station - approx. 1.5 miles
- Addenbrookes Hospital - approx. 1 mile

Large reception hall • Sitting room • Dining room
• Kitchen • Front & rear garden with side access
• Driveway providing off-street parking • Brick outbuildings including outside w.c. & lean-to greenhouse • EPC rating C

DESCRIPTION

127 Foster Road is an attractive, spacious and bright 1950s house occupying a very pleasant position in a popular and quiet residential area on the outskirts of the city. The accommodation, which extends to around 1000sqft and laid out over two floors, is very well presented with lots of natural light throughout.

There is a large, wide reception hall opening to the good-size sitting room with fireplace and dining room with views over the gardens. The kitchen is fitted with a good range of wall and base units and in turn opens to the rear garden and outbuildings.

On the first floor are two double bedrooms, both with fitted wardrobes and cupboards and a third single bedroom, ideal as a study/nursery. There is also a modern bathroom with bath and shower.

There is plenty of scope to extend (subject to planning permission) including space for a working from home garden office. The property offers excellent potential for letting or as a family home.

CONVENIENTLY LOCATED AND WELL PRESENTED THREE BEDROOM TERRACED HOUSE WITH LARGE GARDEN AND OFF-STREET PARKING IN POPULAR RESIDENTIAL AREA CLOSE TO ADDENBROOKE'S HOSPITAL AND THE CITY CENTRE WITH EXCELLENT COMMUTER ROAD AND RAIL LINKS.



OUTSIDE

The house has an enclosed front garden with a pedestrian gate leading to the front door and porch. A driveway provides parking. There is secure side access, shared with the neighbouring property, leading down to a gate to the rear garden. The west facing garden is surprising large with raised beds for a kitchen garden, some fruit trees and shrub beds and borders. The rest of the garden is laid to lawn with paved al-fresco dining and relaxation areas, ideal for enjoying afternoon/evening sun. There are also a number of useful outbuildings including brick-built storage/bicycle/potting sheds and an outside loo. There is also a timber garden shed and two greenhouses.

LOCATION

Foster Road is situated in the highly desirable Trumpington area of the city. It is hugely convenient in terms of access to excellent local amenities, including shops, schools, restaurants and pubs as well as the city centre, the railway station, the hospital and road links. For those wishing to travel around on foot or by bicycle there is immediate access to purpose-built cycleways and footpaths which connect directly to the hospital, Hills Road and the train station. The house is ideal for commuters, those working on the hospital site, and school/college goers. A large Waitrose supermarket with café is a short walk away. Additional shopping and amenities are available in nearby Shelford. The surrounding area has abundant green space - the Foster Road Allotments are a stone's throw away, and Hobson's Country Park, Byron's Pool Nature Reserve, Grantchester and the river are a short walk away.

NB. The recently approved Cambridge South railway station will also be very close, perfect for the London commuter.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water, gas, electricity and water. Gas boiler and radiators installed in 2017.

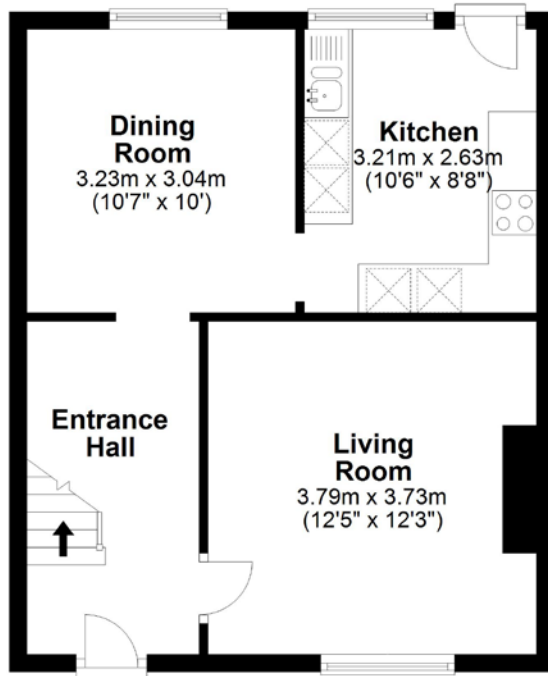
Local Authority: Cambridge City Council

Viewings: Strictly by appointment with the selling agents
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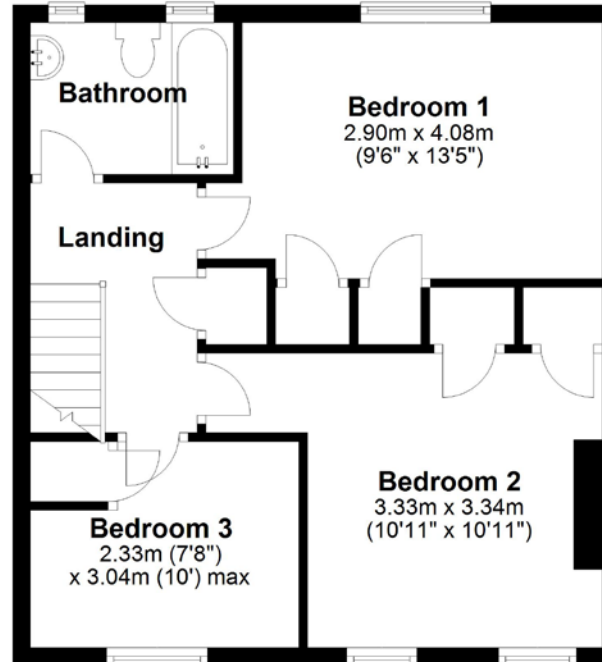
Ground Floor

Approx. 41.0 sq. metres (441.6 sq. feet)



First Floor

Approx. 54.9 sq. metres (591.5 sq. feet)



Total area: approx. 96.0 sq. metres (1033.1 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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