



Teversham Drift, Cambridge, CB1 3LJ

CHEFFINS

Teversham Drift

Cambridge,
CB1 3LJ

- A Rated EPC
- Recently Installed Gas Boiler, Air Source Heat Pump, Radiators and Solar Panels with Warranty
- Full Planning Permission Granted 26/00711/HFUL
- Allocated Off-Road Parking
- No Onward Chain

A beautifully presented two bedroom terraced property extending to approximately 860sqft and arranged over two floors. The property further benefits from a generous rear garden and allocated off-road parking spaces and is located close to local amenities and transport links. The property is being offered with no onward chain.

2 1 1

Guide Price £375,000





LOCATION

Situated on the eastern edge of Cherry Hinton, Teversham Drift offers an excellent balance of peaceful residential living and convenient access to Cambridge's many amenities. The property is ideally placed for commuters, with regular bus services, Cambridge railway station and the A14 readily accessible, while the M11 provides excellent links to London and the wider region. Cambridge city centre, Addenbrooke's Hospital and the Biomedical Campus are all within easy reach, making the location particularly attractive for professionals. Residents also benefit from nearby supermarkets, local shops, schools and everyday amenities in Cherry Hinton, together with attractive green spaces including Cherry Hinton Hall Park and Cherry Hinton Recreation Ground, offering excellent opportunities for leisure and recreation.

UPVC FRONT DOOR

leading into:

ENTRANCE HALL

with tiled flooring, radiator, downlight, stairs to first floor, understairs storage cupboard, further radiator, access into various rooms.

KITCHEN/DINER

dual aspect with upvc double glazed windows overlooking both the front and rear of the property, radiator, wood effect laminate flooring. Kitchen has a range of floor and wall units with laminate worktop, stainless steel one and a half sink and drainer with mixer tap, cupboard housing Logic Combi boiler, space for fridge/freezer, space for oven, extractor fan, LED spotlights, space and plumbing for washing machine.

DOWNSTAIRS W C

with tiled flooring, low level w.c., radiator, upvc double glazed window overlooking rear of the property, part tiled walls, LED spotlight.

SITTING ROOM

with wood effect laminate flooring, upvc double glazed window overlooking the front of the property, downlight, radiator.

ON THE FIRST FLOOR

LANDING

carpeted, double glazed window overlooking rear of the property, radiator, access into loft space, airing cupboard, further storage cupboard.

PRINCIPAL BEDROOM

with upvc double glazed windows overlooking front of the property and green space beyond, wood effect laminate flooring, built-in wardrobe with sliding doors, hanging rail and shelving, downlight, radiator.

BEDROOM 2

with wood effect laminate flooring, upvc double glazed window overlooking front of the property and green space beyond, radiator, built-in wardrobe with hanging rail and shelving, downlight.

BATHROOM

with three piece suite comprising bath with shower over, low level w.c., wash hand basin with mixer tap and storage cupboard beneath, radiator, upvc frosted double glazed window, downlight, extractor fan, tile floor and walls.

OUTSIDE

The property is approached by a pathway leading to gate into the rear garden and allocated off-road parking. Timber gate into rear garden with pathway leading to rear door. Terrace areas perfect for outside seating and al fresco dining.

The rear garden is predominantly laid to lawn and fully enclosed by timber fencing and wall with borders containing a variety of trees, hedges and shrubs, air source heat pump, outside water tap. Brick built storage shed.



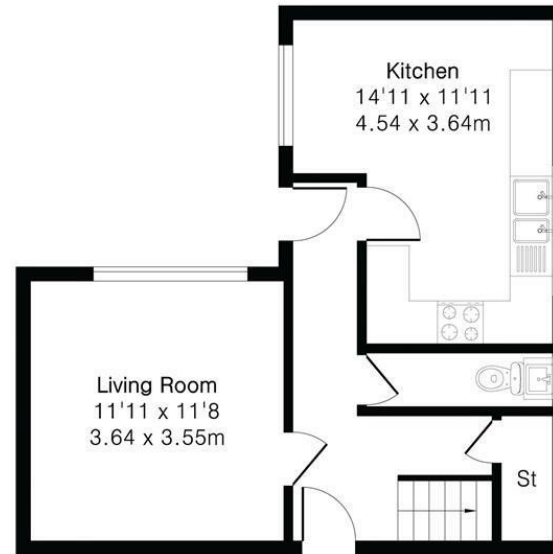


Approximate Gross Internal Area 860 sq ft - 80 sq m (Excluding Outbuilding)

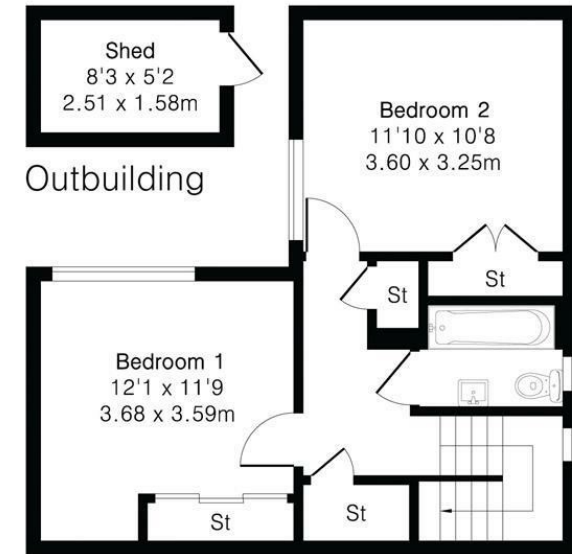
Ground Floor Area 430 sq ft – 40 sq m

First Floor Area 430 sq ft – 40 sq m

Outbuilding Area 43 sq ft – 4 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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

Guide Price £375,000

Tenure – Freehold

Council Tax Band – C

Local Authority – Cambridge City Council

For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.



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