



High Street, Teversham, CB1 9AS

CHEFFINS

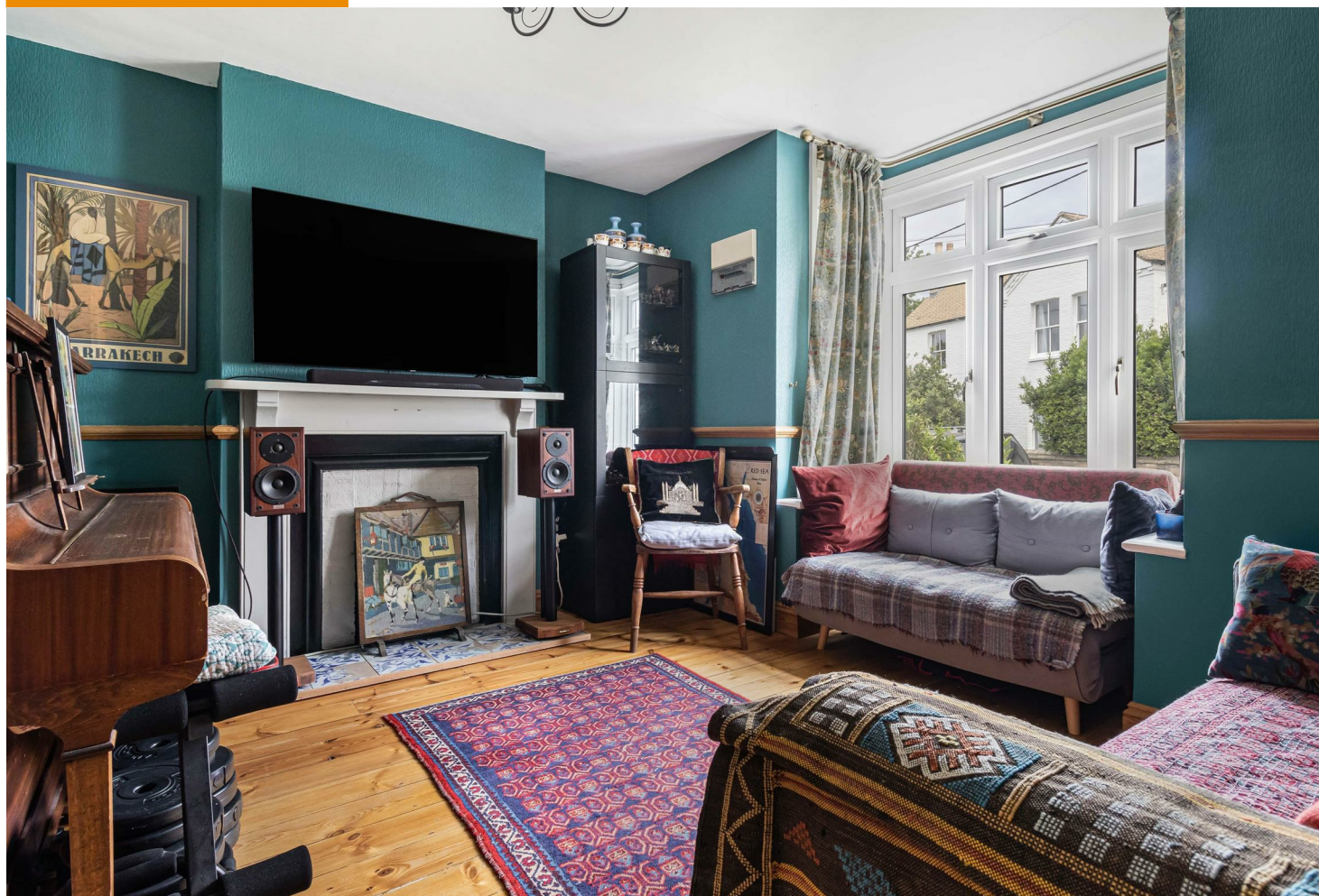
High Street

Teversham,
CB1 9AS

A beautifully presented four bedroom detached property extending to approximately 1319sqft and arranged over two floors. The property further benefits from a generous rear garden and is located close to local amenities and transport links.

4 2 3

Guide Price £550,000





LOCATION

Teversham is a desirable village located just 4 miles to the east of Cambridge, benefitting from a range of local amenities including a social club, restaurant, church and primary school as well as bus routes into Cambridge and the surrounding villages. Further facilities are also available in nearby Cherry Hinton and Fulbourn.

FRONT DOOR

leading into:

ENTRANCE HALL

with wooden flooring, downlight, stairs to first floor, access into various rooms including:

SITTING ROOM

with upvc double glazed bay fronted style windows overlooking the front of the property, tiled hearth with timber mantelpiece, feature fireplace, downlight, wood flooring, radiator.

LIVING ROOM

with timber flooring, upvc double glazed window overlooking side of the property, feature fireplace with wood burner, door into understairs storage cupboard, downlight, radiator, sliding timber door through into:

KITCHEN/BREAKFAST ROOM

with tiled wood effect flooring, range of floor and wall units with oak worktop, butler sink and drainer with mixer tap, double glazed window overlooking side of the property with two Velux windows allowing extra light, downlight, integrated Siemens oven, integrated 4 ring gas hob with tiled splashback and extractor fan, Becko dishwasher, space for fridge/freezer.

UTILITY AREA

with range of floor and wall units, oak worktop, space and plumbing for washing machine and dryer, door leading out to rear garden, LED spotlights.

HALLWAY

with oak flooring leading to:

DOWNSTAIRS BATHROOM

with tiled floor, three piece suite comprising of bath, low level w.c., wash hand basin with tiled splashback, radiator, downlight, upvc double glazed frosted window overlooking side of the property, extractor fan.

DINING ROOM

with oak flooring, upvc double glazed doors leading out to the rear of the property, upvc double glazed window overlooking side of the property, radiator, downlight, built-in bookshelf.

ON THE FIRST FLOOR

LANDING

with downlight, upvc double glazed frosted window overlooking the side of the property.

HALLWAY

with iron feature fireplace, built-in storage cupboard, further built-in cupboard housing boiler and water tank, upvc double glazed window overlooking the side of the property, access into various rooms.

PRINCIPAL BEDROOM

carpeted, upvc double glazed windows overlooking front of the property, feature fireplace, radiator, built-in wardrobe with hanging rail and shelving, further built-in storage cupboards.

BEDROOM 2

with upvc double glazed window overlooking the rear garden, carpeted, radiator, downlight.

BEDROOM 3

with upvc double glazed window overlooking the side of the property, radiator, carpeted, downlight, access into loft space.

BEDROOM 4

carpeted, upvc double glazed window overlooking side of the property, radiator, downlight.

BATHROOM

with tiled flooring, tiled walls, three piece suite comprising walk-in tiled shower, wash hand basin with mixer tap, storage cupboard below, low level w.c., heated towel rail, LED spotlights, extractor fan.

OUTSIDE

The property is approached via brick paved driveway which is enclosed by hedging and leads to

gate leading into the rear access and front door.

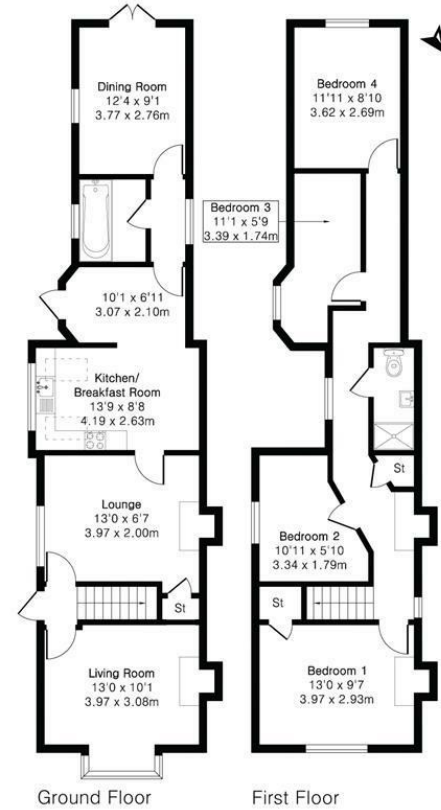
Rear garden with gate leading into brick paved walkway with outside tap, access into the property via the utility area, timber log store. The rear garden is predominantly laid to lawn, fully enclosed via timber fencing and hedging, borders containing a variety of trees, hedges and shrubs, outside seating area with pergola which is perfect for outside seating and al fresco dining, further timber covered seating area and pathway leading down to the bottom of the garden, gravelled area with greenhouse and vegetable plots, pond, timber storage shed, compost heap and concrete bases and pathway leading to further brick built storage.







Approximate Gross Internal Area 1320 sq ft - 123 sq m
 Ground Floor Area 700 sq ft – 65 sq m
 First Floor Area 620 sq ft – 58 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Guide Price £550,000

Tenure - Freehold

Council Tax Band - E

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