



High Street, Teversham, CB1 9BJ

**CHEFFINS**

## High Street

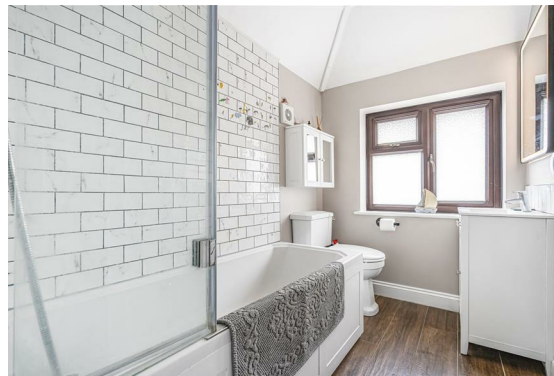
Teversham,  
CB1 9BJ

A beautifully presented three bedroom semi-detached property extending to approximately 952 sqft and arranged over two floors. The property further benefits from a generous rear garden, off-road parking for multiple vehicles and a separate office space and is located close to local amenities and transport links including Addenbrookes Biomedical Campus, Cambridge station and the A14.

3 1 1

**Guide Price £524,950**





## 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.

## ENTRANCE DOOR

into:

## ENTRANCE HALL

with door mat inset, tiled flooring, electric heater, UPVC double glazed frosted window overlooking side of the property, down light, stairs up to first floor, understairs storage cupboard and side door out to rear garden and access into:

## SITTING ROOM

with carpeted with UPVC double glazed window overlooking front of the property, radiator, down lights

## KITCHEN/DINING/LIVING SPACE

A range of floor and wall units, oak worktop, integrated four ring gas hob with Neff extractor fan, integrated Neff oven, integrated Bosch dishwasher, space for fridge and freezer, part tiled walls and oak flooring, radiator, LED spotlights, UPVC double glazed windows overlooking the side and rear of the property and UPVC double glazed French doors leading out onto the rear garden.

## UTILITY ROOM/DOWNSTAIR WC

with oak flooring, a range of floor and wall units, Oak worktop, butler style sink with mixer tap, low level WC, boiler, radiator, UPVC double glazed frosted window overlooking side of the property.

## FIRST FLOOR

## LANDING

carpeted, UPVC double glazed window overlooking side of the property, down light, access into loft space and access into various rooms

## PRINCIPAL BEDROOM

carpeted, two UPVC double glazed windows overlooking front of the property, downlight, radiator

## BEDROOM 2

carpeted, UPVC double glazed window overlooking rear of the property, radiator, downlight

## BEDROOM 3

carpeted, two UPVC double glazed windows overlooking front of the property, downlight, radiator

## BATHROOM

with wood effect laminate flooring, three piece suite comprising of bath with shower over, low level WC, hand wash basin with cupboards below, double glazed frosted window overlooking rear garden, heated towel rail, down light, extractor fan

## OUTSIDE

The property is approached via gravel driveway offering off road parking for multiple vehicles. A pathway leads to front door and side access into rear garden. Covered bin store and raised herb bed.

To the rear of the property there is a terrace area perfect for outside seating or al fresco dining,

pathway leading down the side allowing access to the front of the property. The rear garden is fully enclosed predominately by timber and concrete post fencing. Mainly laid to lawn with a variety of boarders containing a variety of trees and shrubs, leading down to a secret garden at the end again containing a variety of trees.

## OFFICE SPACE

with UPVC double glazed door and windows, wood flooring, light and power as well as bicycle storage and work bench





| 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                             | 75      | 80        |
| EU Directive 2002/91/EC                     |         |           |

Guide Price £524,950

Tenure - Freehold

Council Tax Band - C

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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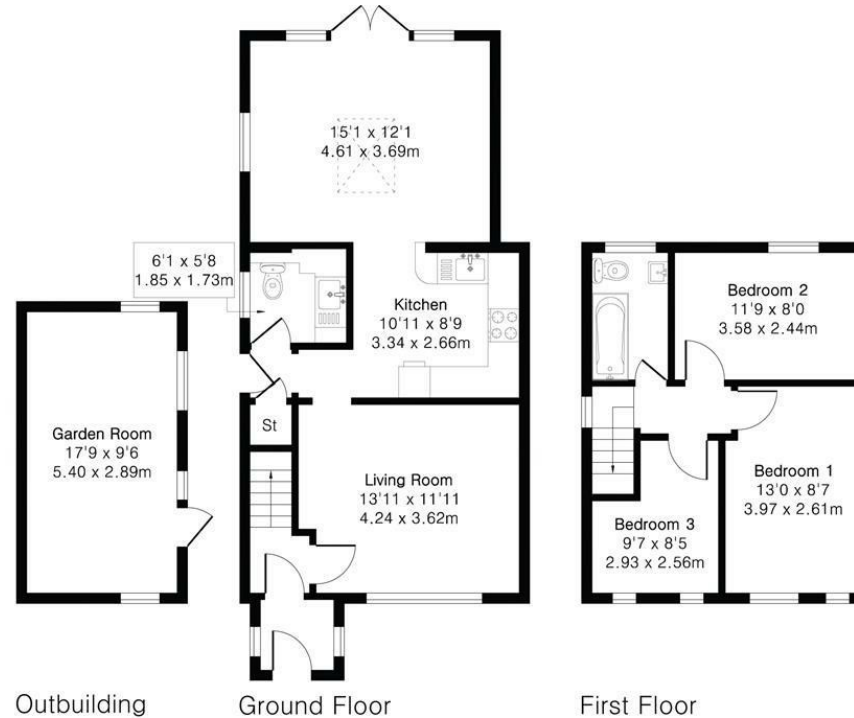
IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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.

**Approximate Gross Internal Area 952 sq ft - 89 sq m  
(Excluding Outbuilding)**

Ground Floor Area 588 sq ft - 55 sq m

First Floor Area 364 sq ft - 34 sq m

Outbuilding Area 168 sq ft - 16 sq m



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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