

High Street, Teversham, CB1 9BJ

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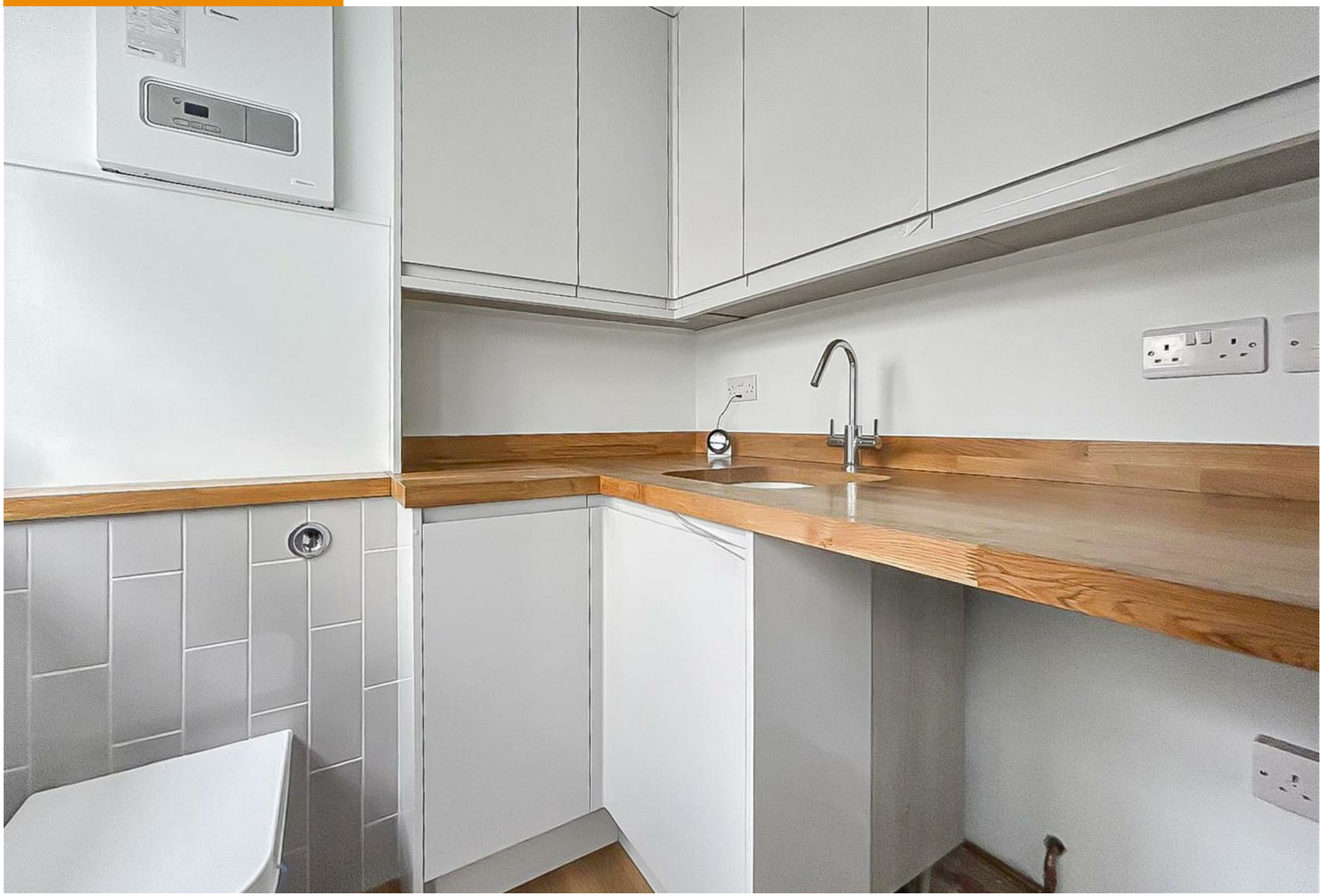
High Street

Teversham,
CB1 9BJ

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Guide Price £514,950

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.











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

AGENTS NOTE
The developer selling the property, Morris Homes, is offering buyers a £2,000 John Lewis voucher for a buyer that completes on the purchase before the end of October.

This fee is not to be covered by the agents and will be sorted by MWU/The developer and paid directly to the buyer following completion.

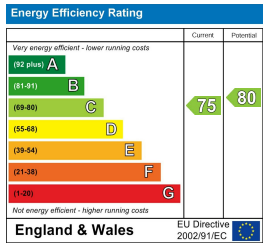












Guide Price £514,950
Tenure - Freehold
Council Tax Band - C
Local Authority - South Cambridgeshire District Council

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



PINK PLAN

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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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.

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