



Pevensey, De Freville Avenue, Cambridge, CB4 1HR

CHEFFINS

De Freville Avenue

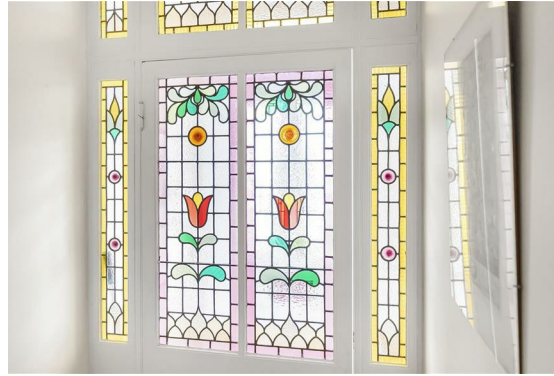
Cambridge,
CB4 1HR

Pevensey is a substantial, two storey, bay fronted Edwardian residence extending to about 1985 square feet with accommodation over three floors offering scope for sympathetic improvement and updating located within this most desirable location, within the city with its own established gardens with an east facing rear garden of about 95 feet.

6 1 2

Guide Price £1,350,000





PANELLED ENTRANCE DOOR

with leaded coloured glass panes, leaded coloured glass picture light above, leading into:

ENTRANCE HALL

with moulded corncicing, dado rail, panelled door with leaded and coloured glass panes with adjoining leaded and coloured glass panes leading into:

RECEPTION HALLWAY

with staircase rising to the upper floor, painted handrail, newel post and spindles, moulded corncicing, double panelled radiator.

LIVING ROOM

feature Victorian cast iron fireplace with decorative tiled slips, wooden mantel and surround and tiled hearth, moulded ceiling rose, moulded corncicing, picture rail, double panelled radiator, sash window to the front.

DINING ROOM

with moulded corncicing, picture rail, double panelled radiator, twin glazed French doors to the rear.

KITCHEN/BREAKFAST ROOM

Open plan kitchen/breakfast room fitted with basic units, wall mounted Baxi gas fired boiler, double panelled radiator, a pair of sash windows to the side, panelled door leading to outside, casement window to the rear and side. Shelved pantry cupboard. Panelled door with staircase leading to:

BASEMENT

with electric power and wall shelving.

ON THE FIRST FLOOR

LANDING

with access to loft space, staircase rising to the second floor with painted handrail, newel post and spindles, radiator.

BEDROOM 1

moulded corncicing, cast iron fireplace with coloured tiled slips, wooden mantel and surround, tiled hearth, fitted cupboard to chimney breast recess, fitted shelving to the other side recess, double panelled radiator and secondary double glazed sash window to the front.

BEDROOM 2

coving, cast iron fireplace, fitted cupboard to chimney breast recess, double panelled radiator, sash window to the rear.

TOILET

with high level w.c., radiator, part frosted sash window to the side.

BATHROOM

fitted with white suite comprising pedestal wash hand basin, panelled bath, storage cupboard housing hot water tank and slatted shelving, part tiled walls, radiator, part frosted sash window to the side.

BEDROOM 3

cast iron fireplace, fitted cupboard to chimney breast recess, radiator, sash window to the rear.

BEDROOM 4/STUDY

radiator, secondary double glazed sash window to the front.

ON THE SECOND FLOOR

LANDING

storage cupboard, glazed rooflight, further storage cupboard.

BEDROOM 5

cast iron fireplace, sash window to the front.

BEDROOM 6

frosted glass rooflight, storage cupboard.

OUTSIDE

The property sits within its own delightful generous grounds with a deep front garden principally laid to lawn with flowering and shrub beds, tiled pathway to front door, tiled pathway to the side with gated access to the rear garden, dwarf brick wall with wrought iron railings and a pair of gates. Pathway to the side with covered bike store and flowering and shrub beds.

The gardens to the rear have a block paved patio area and steps leading to further garden which has a number of mature trees and shrubs as well as being laid to lawn and enclosed by fencing with a timber garden shed to the rear.





Approximate Gross Internal Area 1985 sq ft – 184 sq m
 Ground Floor Area 800 sq ft – 74 sq m
 First Floor Area 800 sq ft – 74 sq m
 Second Floor Area 385 sq ft – 36 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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		45	72
EU Directive 2002/91/EC			

Guide Price £1,350,000
 Tenure – Freehold
 Council Tax Band – G
 Local Authority – Cambridge City Council



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 as defined by RICS code of measuring practise. No guarantee is given on 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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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.