



Teversham Drift, Cambridge, CB1 3JX

CHEFFINS

Teversham Drift

Cambridge,
CB1 3JX

A well appointed mid-terrace single storey residence, offering well-proportioned accommodation, occupying a most quiet yet convenient location, with an ease of access to a wealth of local amenities as well as major commuter links. The property is offered with no onward chain.

LOCATION

Teversham Drift in Cambridge offers a convenient and well-connected residential setting, making it an attractive location for families, professionals, and investors alike. Situated on the southeastern edge of Cambridge, the area benefits from excellent transport links. The nearby A1134 and A1307 provide quick access to the city centre, the A14, and M11, making it ideal for commuters. Cambridge railway station is just over two miles away, offering regular services to London King's Cross, Liverpool Street, and beyond. For those relying on public transport, frequent bus routes serve the area, providing easy connections into the city and nearby villages. A wide range of amenities is within close proximity. The nearby Cherry Hinton High Street offers various shops, cafes, and essential services, including a pharmacy, post office, and convenience stores. Larger supermarkets, such as Tesco and Sainsbury's, are also within easy reach. The area is well-served by healthcare facilities, including local GP practices and Addenbrooke's Hospital, which is just a short drive away. Families benefit from access to several well-regarded schools. Teversham Drift is within the catchment area for Teversham CofE Primary School, which is rated highly for its academic standards and community focus. The area is also near Netherhall School, providing secondary education, along with a range of independent and sixth-form colleges in the wider Cambridge area. The location offers a variety of recreational opportunities. Cherry Hinton Hall Park, with its playgrounds, open spaces, and walking trails, is nearby, providing a perfect setting for outdoor activities. The area also offers easy access to Cambridge's wider network of parks, green spaces, and leisure facilities.

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Guide Price £350,000





PANELLED GLAZED ENTRANCE DOOR

leading through into:

ENTRANCE PORCH

tiled flooring, panelled door leading through into meter cupboard, panelled glazed door leading through into:

ENTRANCE HALL

with wood effect flooring, built-in storage cupboards, one housing gas fired combi boiler providing hot water and heating for the property, loft access, double panelled radiator, panelled doors leading into respective rooms.

SHOWER ROOM

comprising of a two piece suite with large shower cubicle with wall mounted shower head and accessed via a glazed shower door, wash hand basin with separate hot and cold taps, tiled surround, heated towel rail, wall mounted mirror cupboard, tiled flooring, extractor fan, double glazed window fitted with privacy glass out onto front aspect.

SEPARATE TOILET

with low level w.c. with concealed dual hand flush, timber upstand, wood effect flooring, tiled surround, coved ceiling, double glazed window fitted with privacy glass out onto front aspect.

KITCHEN/BREAKFAST ROOM

Kitchen comprising a collection of both wall and base mounted storage cupboards and drawers fitted with a stone effect rolltop work surface with inset stainless steel sink with hot and cold mixer tap, drainer to side, integrated 4 ring gas hob with tiled splashback, extractor hood above, integrated double oven below, space and plumbing for washer/dryer, integrated and concealed low level fridge and freezer, corner cabinet and extension of the kitchen work surface creating a centrally positioned breakfast bar, tiled flooring, coved ceiling, double glazed window overlooking garden.

OPEN PLAN LIVING/DINING ROOM

with coved ceiling, wood effect flooring, radiator, double glazed window overlooking gardens, panelled glazed door leading out onto:

REAR ENTRANCE PORCH

with tiled effect flooring, double glazed windows overlooking garden, panelled glazed door leading out onto garden.

PRINCIPAL BEDROOM

with a wealth of built-in wardrobes and cupboards, wood effect flooring, coved ceiling, radiator, double glazed window overlooking garden.

BEDROOM 2

with full height built-in wardrobes accessed via sliding doors fitted with railings and shelving, wood effect flooring, radiator, double glazed window overlooking garden.

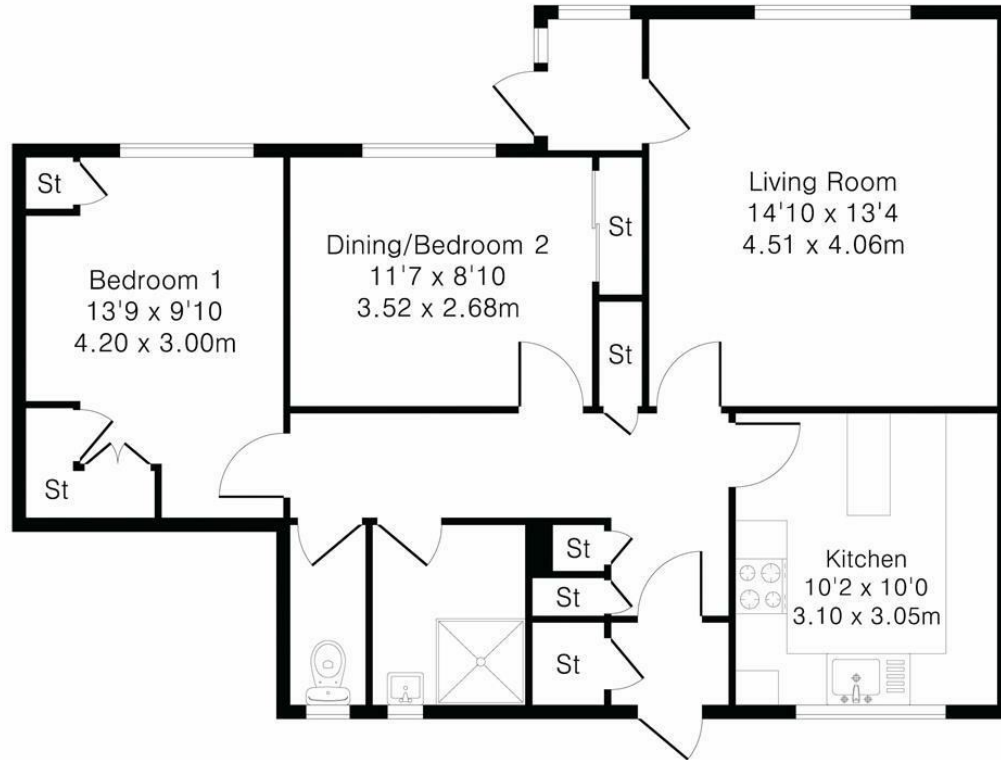
OUTSIDE

To the front the property is approached off Teversham Drift via a dropped kerb leading onto a tarmac and paved driveway. Continuation of this paved area leads onto further hardstanding concreted area which provides useful space for bikes and bins and can also be further extended out to create additional parking and also leads to a panelled upvc door leading to outside store fitted with power and light and provides space for tumble dryer.

To the rear of the property is a private garden principally laid to lawn with a paved patio area led directly off the rear part of the property providing a wonderful space to both relax and entertain, continuation of this patio area via a paved pathway leads round to the aforementioned lawned area as well as a further patio area which is bordered by gravel bedding with a handful of mature shrubs and trees dotted around the garden and is enclosed by hedging one side and timber fencing on the other and accessed to the communal centrally positioned green.



Approximate Gross Internal Area 796 sq ft - 74 sq m



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (12 plus) A | | 83 | 86 |
| (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 £350,000

Tenure - Freehold

Council Tax Band - C

Local Authority - Cambridge



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.



Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | cheffins.co.uk

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.

