



Pepys Terrace, Impington, CB24 9NT

**CHEFFINS**



## Pepys Terrace

Impington,  
CB24 9NT

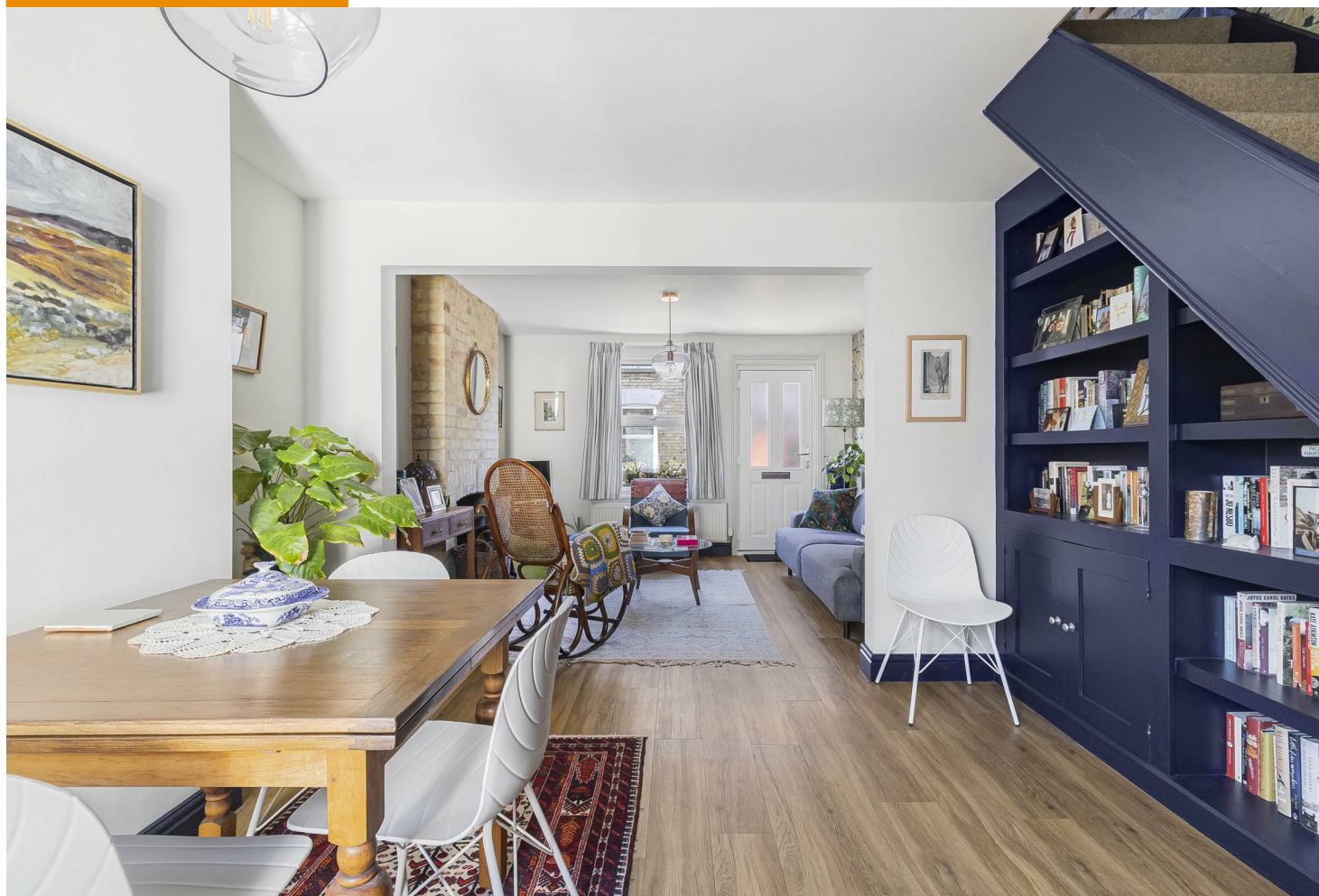
A truly charming and immaculately presented end-of-terrace Victorian residence, offering well-proportioned and stylish accommodation arranged over two floors. The property boasts a generous rear garden and enjoys a particularly attractive and peaceful setting in this highly sought-after village just north of Cambridge.

### LOCATION

Pepys Terrace is ideally located in the heart of Impington, one of the area's most desirable and well-served villages, offering an outstanding balance of peaceful village living with excellent access to Cambridge and beyond. Tucked away on a quiet residential street, this charming property enjoys a friendly neighbourhood setting while being just moments from a range of local amenities. The village itself boasts a wealth of facilities including well-regarded schools such as Impington Village College, a variety of independent shops, cafes, and traditional pubs, as well as a post office, GP surgery, and nearby supermarket options in neighbouring Histon. The property is particularly well positioned for commuters, with the Cambridge Guided Busway just a short walk away, offering rapid and convenient links into Cambridge city centre, Cambridge Science Park, Addenbrooke's Hospital, and Cambridge North train station. For those travelling by car, easy access to the A14, M11, and A10 makes regional and national travel simple. Green spaces and outdoor pursuits are also well catered for, with the Histon & Impington Recreation Ground, nearby countryside footpaths, and cycling routes all close by—perfect for families and those who enjoy an active lifestyle.

2 1 2

Guide Price £425,000





## PANELLED GLAZED ENTRANCE DOOR

leading through into:

## OPEN PLAN LIVING/DINING ROOM

Living room with wood effect flooring, woodburning stove with open brick chimney and tiled hearth, radiator, double glazed window to front aspect and opening through into Dining Room with wood effect flooring, stairs rising to first floor accommodation with cleverly designed and bespoke fitted set of cupboards and shelving, radiator, double glazed window to rear aspect, panelled door leading through into:

## KITCHEN

comprising a wealth of both wall and base mounted storage cupboards and drawers all with stone effect work surface with inset sink with hot and cold mixer tap, drainer to side, integrated 4 ring induction hob with glazed splashback, extractor above and integrated oven below, washing machine, space for fridge/freezer, wall mounted Vaillant gas fired combi boiler providing hot water and heating for the property, inset LED downlighters, wood effect flooring, full height radiator, inset LED downlighters, panelled glazed door leading out onto garden and door leading through into:

## BATHROOM

comprising of a three piece suite with combined shower and bath with wall mounted shower head, hot and cold mixer bath taps with glazed shower partition, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, fitted storage cupboards underneath wash hand basin, shaver point, wall mounted mirror cupboard, radiator, wood effect flooring, extractor fan, inset LED downlighters, double glazed window fitted with privacy glass out onto side aspect.

## ON THE FIRST FLOOR

### LANDING

with panelled doors leading into respective rooms.

### BEDROOM 1

with feature fireplace and built-in wardrobes fitted in the recess of the chimney breast, radiator, double glazed window to front aspect.

### BEDROOM 2

with exposed timber flooring, built-in storage cupboard overstairs, fitted shelving in recess of chimney breast, radiator, double glazed window to front aspect.

## OUTSIDE

To the front the property is approached off Pepys Terrace via a pedestrian gate with the garden being laid to gravel and enclosed via timber fencing. The property benefits from side access with a secure timber access gate.

To the rear of the property is an extensive garden principally laid to lawn with a hardstanding concrete area led directly off the rear part of the property which extends out to a paved pathway leading to a further gravelled area with hardstanding concrete surface for which currently stands the timber storage shed, this area extends out to meet the main portion of the lawned garden. The lawned area itself is bordered by well stocked bedding full of mature shrubs, plants and trees, small dividing slatted fence between two sections of the garden and to the very rear is a further timber storage shed.





Energy Efficiency Rating		Current	Potential	
Very energy efficient - lower running costs				
(12 plus) A			85	
(81-91) B				
(69-80) C				
(55-68) D				
(39-54) E				
(21-38) F		60		
(1-20) G				
Not energy efficient - higher running costs				
England & Wales				
EU Directive 2002/91/EC				

Guide Price £425,000

Tenure - Freehold

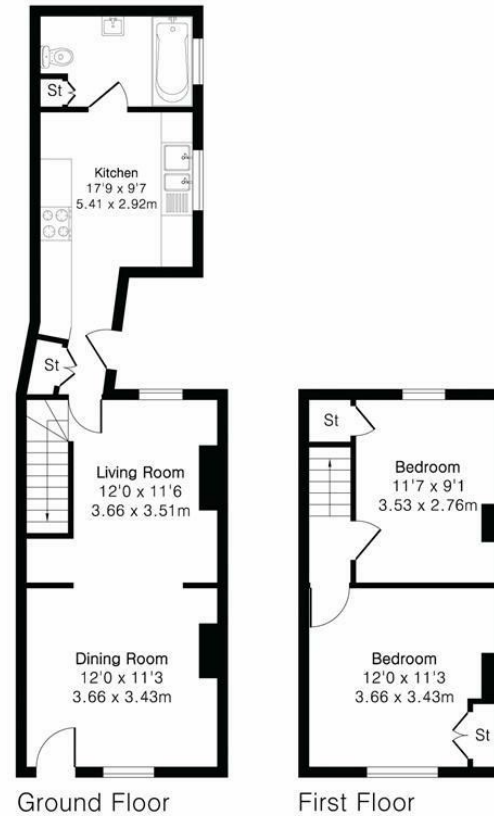
Council Tax Band - C

Local Authority - South Cambridgeshire District Council

**Approximate Gross Internal Area 745 sq ft - 69 sq m**

Ground Floor Area 468 sq ft - 43 sq m

First Floor Area 277 sq ft - 26 sq m



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.

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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.

