



Bush & Co.



97 Teversham Drift, Cherry Hinton, CB1 3LL

Guide Price £400,000 Freehold



Teversham Drift is located in an established part of Cherry Hinton, off Church End, with plentiful shops and amenities nearby as well as larger supermarkets. Both the Addenbrookes Hospital Biomedical Campus and mainline railway station are within 2 miles and the historic city centre around 3 miles. There is good schooling for all ages in the area and transport links are well catered for with regular bus services and convenient access to the A14.

The property is an extended terraced home which has been updated and improved throughout, providing spacious and well presented accommodation, with the benefit of a new roof. There are double glazed windows and doors and a gas fired radiator central heating system. Sold with the advantage of a short, complete chain.

The entrance door, situated at the front of the house, is accessed from the central green offering a traffic free location. This leads into the spacious kitchen / dining room which features a stylish range of wall and base units and work surfaces with newly replaced oven and induction hob with extractor canopy over. There is wood effect laminate flooring, tiled splashbacks and recessed lighting.

A door leads to the useful utility room which incorporates a wall mounted gas fired boiler, plumbing for washing machine and dishwasher, wood effect laminate flooring and built in cupboards.

The hallway has a door leading out to the rear garden, stairs rising to the first floor, wood effect laminate flooring and a built in cupboard. There is a two piece cloakroom with air extractor fan, part tiled walls and wood effect laminate flooring.

Of particular note is the superb spacious and light, extended sitting room, located quietly at the back with double French doors which open out to the garden.

The first floor landing has a loft hatch and built in cupboard.

Bedroom one is a particularly large room with wall to wall wardrobes and further fitted units.

Bedroom two is another generous double room with built in wardrobes.

There is a well appointed re-fitted four piece bathroom which comprises a bath, shower cubicle, w.c and vanity unit housing a wash hand basin. The walls and floor are fully tiled and there is a chrome heated towel rail and recessed lighting.

Outside - There is a gravelled frontage off the central green.

The beautiful rear garden has a sunny westerly orientation and includes lawned, block paved and timber decked areas in addition to well stocked planting. There is a brick shed with power and lighting connected as well as an EV charging point and access gate to the off street parking area (not allocated). There is outside lighting, a tap and power sockets.



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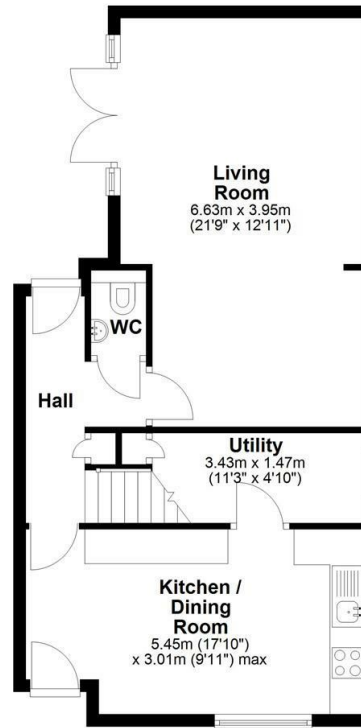
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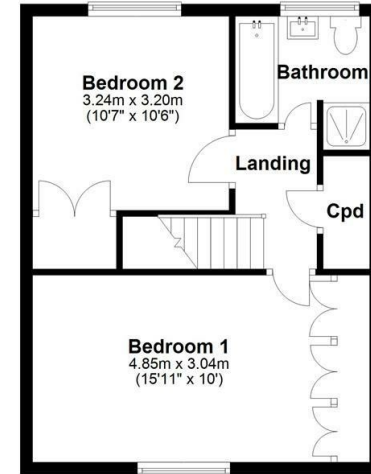
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Ground Floor
Approx. 54.5 sq. metres (586.8 sq. feet)



First Floor
Approx. 40.0 sq. metres (430.8 sq. feet)



Total area: approx. 94.5 sq. metres (1017.7 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Further Information

Tenure - Freehold

Council Tax - Band C

Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By Appointment

169 Mill Road

Cambridge

Cambridgeshire

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