



Teasel Way, Cambridge, Cambridgeshire
CB1 9YT

Pocock + Shaw

6 Teasel Way
Cambridge
Cambridgeshire
CB1 9YT

A 3 bedroom link-detached house, enjoying a sought after location in this popular development to the south west of the city

- Detached 3 bedroom house
- Convenient for Addenbrookes Hospital
- Sought after development
- Spacious reception room
- Entrance lobby and cloakroom
- Dining room with patio door to garden
- Fitted kitchen
- Driveway parking and attached garage
- Enclosed rear garden
- No upward chain

Guide Price £519,000



This well proportioned link-detached house offers well proportioned accommodation over two floors. A reception lobby (with cloakroom off) leads onto a spacious reception room, which in turn leads onto a dining room with sliding patio doors to the rear garden, doorway to fitted kitchen. On the first floor there are 3 bedrooms and a bathroom with an electric shower over the bath.

Externally there is an open plan front garden area with adjacent driveway leading to the attached garage. There is a decent sized rear garden with mature trees/borders with side access gate to the front. Offered with no upward chain, viewing comes highly recommended.

Teasel Way is located in a development of similar properties close to the Tesco supermarket and with easy access onto the A14/M11 and Addenbrookes Hospital which is served by a regular bus service.

The property has recently been redecorated throughout and in detail comprises;

Ground Floor

Recessed porch with courtesy light and glazed door to

Reception lobby with coathooks, radiator, uplighter, vinyl flooring, door to sitting room (see later) and door to

Cloakroom with window to front, radiator, wash handbasin with tiled splashbacks, vinyl flooring.

Living room 18'10" x 13'4" (5.74 m x 4.06 m) with window to front, two radiators, stairs to first floor, glazed door to

Dining room 9'3" x 8'11" (2.82 m x 2.72 m) with double glazed sliding patio doors to rear garden, radiator, door to

Kitchen 12'4" x 8'4" (3.76 m x 2.54 m) with window to rear with views to rear garden, range of fitted wall and base units with roll top work surfaces and tiled splashbacks, sink unit and drainer with mixer taps, space and plumbing for washing machine, wall

mounted Ideal Classic gas central heating boiler, electric cooker point, radiator, ceiling mounted spotlight unit, door to spacious under stairs cupboard with shelving, glazed door to side.

First Floor

Landing with window to side, loft access hatch, doors to

Bedroom 1 11'6" x 9'8" (3.51 m x 2.95 m) with window to front, radiator, double doors to deep wardrobe cupboard with hanging rails and shelving.

Bedroom 2 10'8" x 9'0" (3.25 m x 2.74 m) with window to rear with views to garden, radiator, airing cupboard with factory lagged hot water tank.

Bedroom 3 8'4" x 8'0" (2.54 m x 2.44 m) with window to front, radiator.

Bathroom with window to rear, panelled bath with tiled surround and Mira shower over, wash handbasin, wc, radiator, wall mirror with strip light and shaver point over, part tiled walls.

Outside Open plan lawned area to the front with evergreen hedging. Pathway to side gate providing access to the rear garden. Adjacent driveway for two vehicles.

Attached single garage 17'0" x 8'2" (5.18 m x 2.49 m) with aluminium up and over door to front, power and lighting, part glazed side door to

Rear garden 36'0" x 32'0" (10.97 m x 9.75 m) with paved patio area adjacent to the rear of the house, leading onto a low maintenance garden area with coloured stone chippings, various trees and shrubs.

Services All mains services.

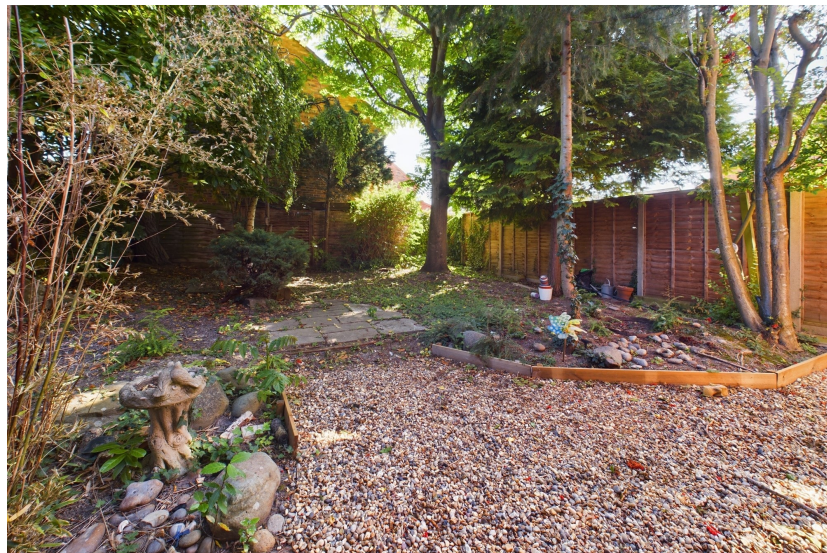
Tenure The property is Freehold

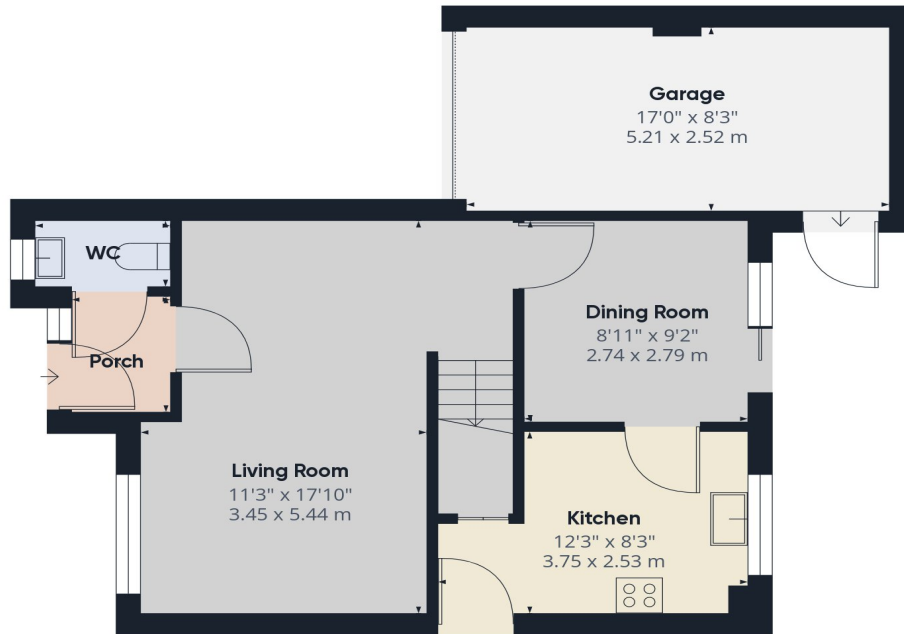


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Council Tax Band D

Viewing By Arrangement with Pocock + Shaw





Approximate total area⁽ⁱ⁾

969.51 ft²
90.07 m²



Energy Efficiency Rating

| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 85 |
| (69-80) C | | |
| (55-68) D | 68 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested