



Teversham Drift, Cambridge  
CB1 3LJ

Pocock+Shaw



133 Teversham Drift  
Cambridge  
Cambridgeshire  
CB1 3LJ

An extended 3 bedroom end terrace property in the popular area of Cherry Hinton.

- 3 bedroom house
- Extended to ground floor
- Large Sitting/ Dining room
- Kitchen/ Breakfast Room
- Utility room and Cloakroom
- 3 first floor bedrooms and bathroom
- Re-Roofed approximately 2 years ago
- New gas central heating boiler installed January 2023
- Landscaped and enclosed rear garden
- No upward chain

Guide Price £395,000





Located in the highly sought-after village of Cherry Hinton, the property benefits from a wide range of local facilities within walking or cycling distance, including shops, schools, and nurseries. There are many social events and activities that take place at Cherry Hinton Hall Park, and beautiful country walks can be enjoyed at Gog Magog Hills. The location is ideal for access to ARM and Addenbrookes Hospital, as well as convenient links to Cambridge's Railway Station, excellent bus services, and commuter routes A14, A11, and M11.

This 3 bedroom end terrace house has been extended to the ground floor and offers well-proportioned accommodation over two floors. The property enjoys a pleasant open aspect to a small green to the front and an enclosed rear garden.

Offered with no upward chain, the accommodation in detail comprises;

### Ground Floor

**Recessed porch** with part glazed door to

**Entrance hallway** with built in cloaks cupboard, radiator, stairs to first floor.

**Cloakroom** with window to front, WC, small inset wash handbasin with tiled splashbacks, part tiled walls, radiator, ceramic tiled flooring.

**Kitchen/ Breakfast room** 13'10" x 11'2" (4.22 m x 3.40 m) with box bay window to front, range of fitted wall and base units with roll top work surfaces and tiled splashbacks, built in gas hob with extractor hood over, built in double oven, radiator, space and plumbing for washing machine, built in cupboard, ceramic tiled flooring, archway to

**Utility room** 12'10" x 3'11" (3.91 m x 1.20 m) with ceiling mounted spotlight unit, pine tongue and groove panelling to one wall, work tops with circular sink and mixer taps and fitted cupboards below, space for fridge/freezer, radiator, ceramic tiled flooring.

**Sitting/ Dining room** 23'7" x 12'10" (7.20 m x 3.90 m) with double glazed sliding patio door and side panel to the rear garden, window to side, brick fireplace and hearth with inset real flame gas fire and cast iron hood over, radiator, wall light points.

### First Floor

**Landing** with loft access hatch, shelved cupboard housing the Logic Combi C24 boiler, linen cupboard with slatted wood shelving, doors to

**Bedroom 1** 13'1" x 10'11" (4.00 m x 3.34 m) with window to rear, radiator, fitted bedroom furniture to two walls.

**Bedroom 2** 12'0" x 10'9" (3.66 m x 3.27 m) with window to front, radiator, double doors to deep built in wardrobe cupboard with clothes hanging rail and shelf.

**Bedroom 3** 9'11" x 6'9" (3.01 m x 2.06 m) with window to rear, radiator.

**Bathroom** with window to front, panelled bath with fully tiled surround, WC, wash handbasin, mainly tiled walls, radiator, recessed ceiling spotlights.

**Outside** The property fronts onto a green courtyard. Open plan front garden/border area. The mature rear garden enjoys a high degree of privacy with a paved patio area and path leading to the rear pedestrian gate, flower and shrub borders, bin store recess area, door to small brick store. We understand that there is on road parking to the rear of the property.

**Services** All mains services.

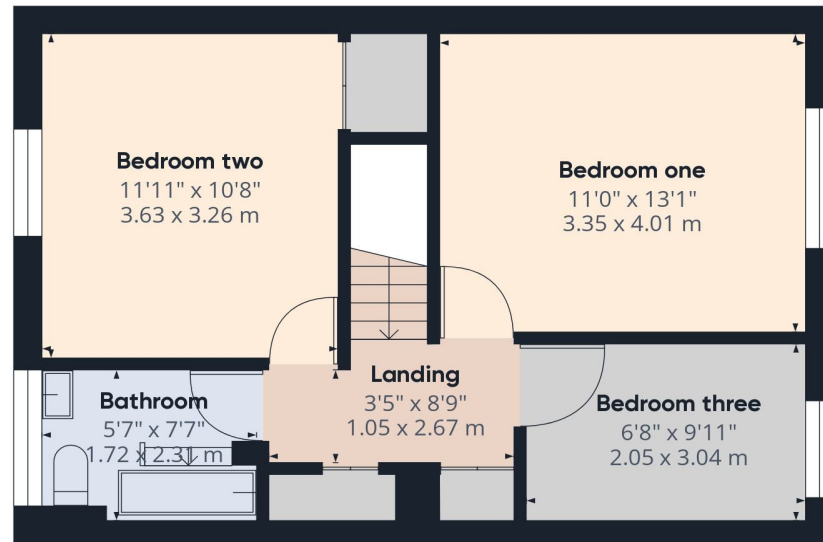
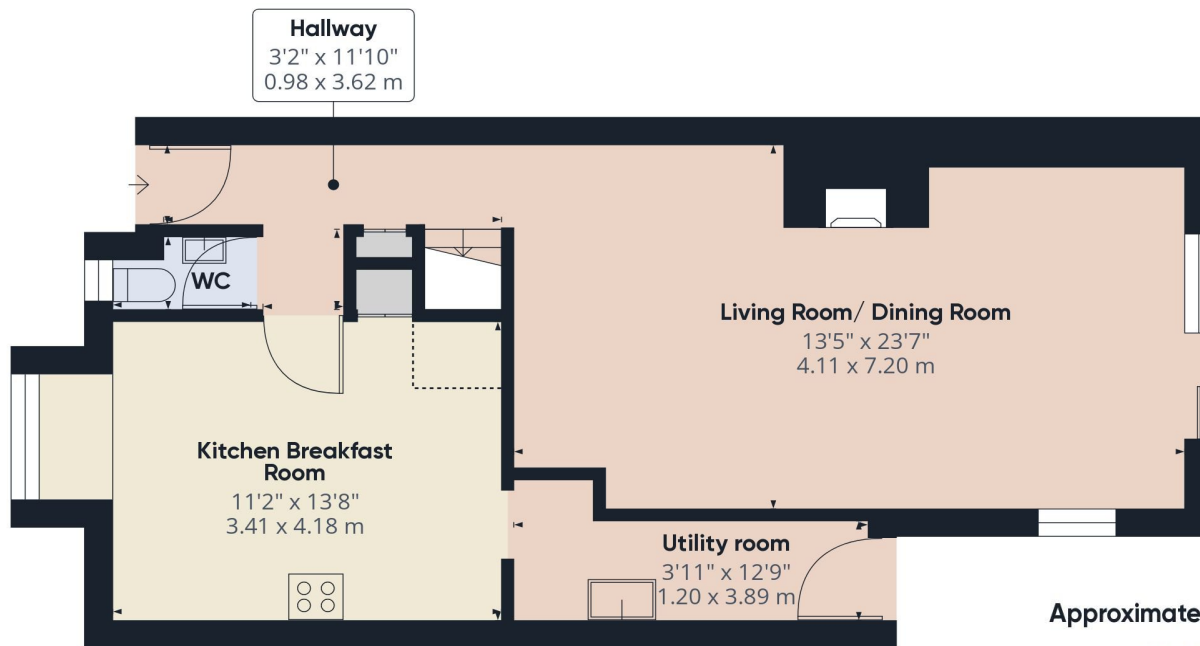
**Tenure** The property is Freehold

**Council tax** Band C

**Viewing** By Arrangement with Pocock + Shaw







#### Approximate total area

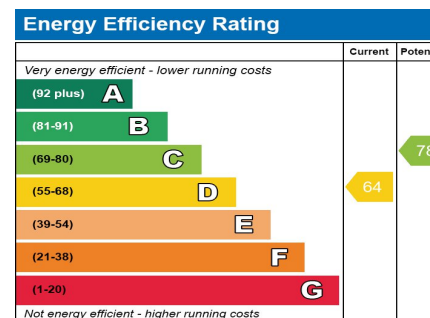
1013.74 ft<sup>2</sup>

94.18 m<sup>2</sup>

#### Reduced headroom

72.33 ft<sup>2</sup>

0.62 m<sup>2</sup>



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

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