



High Street, Cheveley CB8 9DQ

Guide Price £425,000

MA

Morris Armitage

01638 560221

www.morrisarmitage.co.uk

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Situated in the ever desirable village of Cheveley, this 3 bedroom, semi-detached home offers excellent living space with living room, dining room, newly fitted kitchen/Breakfast room and utility/cloakroom to the ground floor.

First floor accommodation includes 3 bedrooms, master bedroom benefiting from picture window with views over paddock land to the rear, and a newly fitted family bathroom.

Externally the property is approached via gated driveway offering ample parking leading to the garage. The rear garden is approximately 150ft is laid mainly to lawn with summer house and open outlook to the rear.

Being sold with the added benefit of NO CHAIN.

Council Tax D (East Cambridgeshire)
EPC F

Entrance Hall

With a uPVC glazed entrance door, radiator, obscured double glazed window and door leading through to the:

Kitchen 13'1" x 10'7" (4.00 x 3.24)

Recently fitted kitchen with eye and base level storage units and wood working tops over, inset stainless steel sink and drainer with mixer tap, integrated double oven, 4 ring Hotpoint ceramic hob with glass splashback. Space and plumbing for dishwasher, washing machine and fridge/freezer. Tiled flooring and double glazed window to the side aspect.

Dining Room 13'0" x 9'8" (3.97 x 2.97)

Feature fireplace with tiled hearth, storage cupboard, under stairs storage cupboard,

radiator and double glazed window to the front aspect.

Living Room 16'4" x 13'10" (4.99 x 4.22)

Feature fireplace with wooden mantle, storage cupboards, radiator and set of doors leading out to the garden.

Cloakroom / Utility Room

White suite comprising of concealed WC, wash basin with vanity under, floor standing oil fired boiler, tiled flooring and obscured doubled glazed window to the rear aspect.

First Floor Landing

Access to loft space and double glazed window to the rear aspect.

Bedroom 1 11'9" x 10'11" (3.60 x 3.35)

With fitted wardrobes, radiator and window to the front aspect.

Bedroom 2 14'5" x 8'7" (4.41 x 2.62)

With fitted wardrobes, radiators and window to the rear aspect.

Bedroom 3 11'10" x 7'10" (3.62 x 2.40)

With fitted wardrobes, storage cupboard, radiator and window to the front aspect.

Bathroom

Newly fitted three piece suite comprising of concealed WC, panelled bath with wall mounted shower attachment, wash basin with tiled splashback and vanity drawers under, radiator and double glazed window to the rear aspect.

Outside - Front

Extensive driveway leading up gated access with parking and garage. Laid to lawn frontage with mature hedging.

Outside - Rear

Immaculately presented rear garden with a variety of vibrant shrubs and flowers. Large patio area, bricked summer house and lawn area which leads down towards a further enclosed garden area.

Garage 19'0" x 9'1" (5.80 x 2.77)

With metal up and over door.

PROPERTY INFORMATION

Maintenance fee - n/a

EPC - F

Tenure - Freehold

Council Tax Band - D (East Cambs)

Property Type - Semi-detached house

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 106 SQM

Parking - Driveway & garage

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type - Superfast available, 80Mbps download, 20Mbps upload

Mobile Signal/Coverage - Good

Rights of Way, Easements, Covenants - None that the vendor is aware of

GROUND FLOOR
759 sq.ft. (70.5 sq.m.) approx.



1ST FLOOR
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA : 1242 sq.ft. (115.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
79	39		
<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO₂ emissions</p>		<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

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