



**Church Terrace, Cheveley CB8 9DH**

**Guide Price £385,000**

**MA**

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## Church Terrace, Cheveley CB8 9DH

A rather special semi-detached period property set within this highly regarded and sought after village and located with some delightful views towards the village Church.

This charming property offers rather deceptive rooms arranged over two floors and boasts accommodation to include entrance porch, 21ft sitting room/dining room, kitchen, cloakroom, two generous size bedrooms and a first floor bathroom. Benefiting from double glazed doors and windows.

Externally the property offers a fully enclosed and well stocked garden, useful outbuilding and front garden area providing parking for several vehicles.

### Entrance Hall

### Cloakroom

White suite comprising low level W.C., hand basin.

### Sitting/Dining Room 20'8 x 11'8 (6.30m x 3.56m)

Spacious, bright sitting/dining room. Beautifully present with wood flooring, attractive brick fireplace with wood burner stove and tiled hearth. Alcove recesses. Access to under stairs cupboard. Electric panel radiator. Stairs leading to 1st floor. Window overlooking front aspect. Doors to entrance hall and kitchen. Fully glazed door accessing the rear garden.

### Kitchen 14'5 x 6'11 (4.39m x 2.11m)

Contemporary country style kitchen with a

range of eye and base level cupboards with wooden work top over. Composite 1 1/4 bowl sink with drainer and mixer tap over. Space for electric double oven with 4 ringed hob. Tiled splash back and extractor over. Space and plumbing for dishwasher, washing machine and tumble dryer. Space for fridge/freezer. Wooden flooring. Electric panel radiator. French doors leading to the rear garden. Window overlooking side aspect. Door to sitting/dining room.

### Bedroom 1 12'11 x 8'11 (3.94m x 2.72m)

Good size room, currently used as an office. Dual aspect windows overlooking rear aspect. Electric panel radiator.

### Bedroom 2 11'7 x 9'10 (3.53m x 3.00m)

Spacious, light double bedroom. Electric panel radiator. Window overlooking front aspect.

### Bathroom

Charming bathroom with white suite comprising of low level W.C., pedestal hand basin, 'ball and claw' style bath with wall mounted shower over. Tiled throughout wet areas. Wooden flooring, with attractive tiled flooring to bath/shower area. Obscured window. Door leading to landing.

### Outside - Front

Off set parking area, providing parking for several cars. Please see plan.

### Outside - Rear

Patio areas leading from the house up to brick built outbuilding, with garden laid to lawn with attractive wild flower and mature shrub borders beyond. Fully enclosed.

### PROPERTY INFORMATION

Maintenance fee - n/a

EPC - tbc

Tenure - Freehold

Council Tax Band - C (East Cambs)

Property Type - Semi-detached house

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 101 SQM

Parking – Off road

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Air-source heat pump/electric panel radiators/wood burner

Broadband Connected - tbc

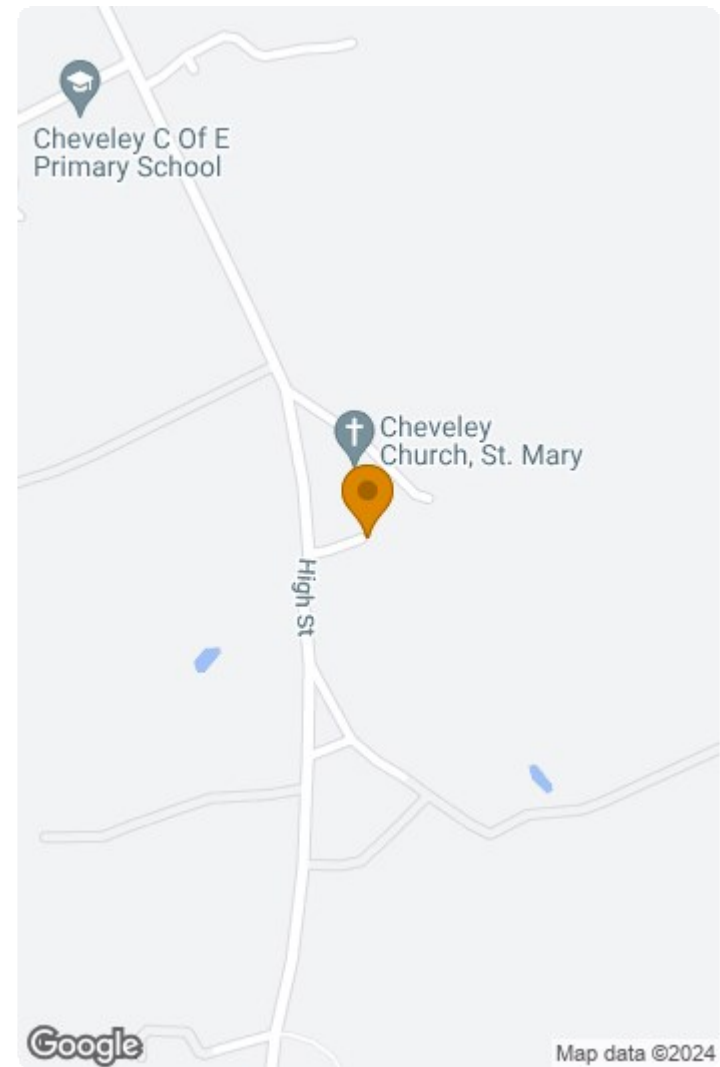
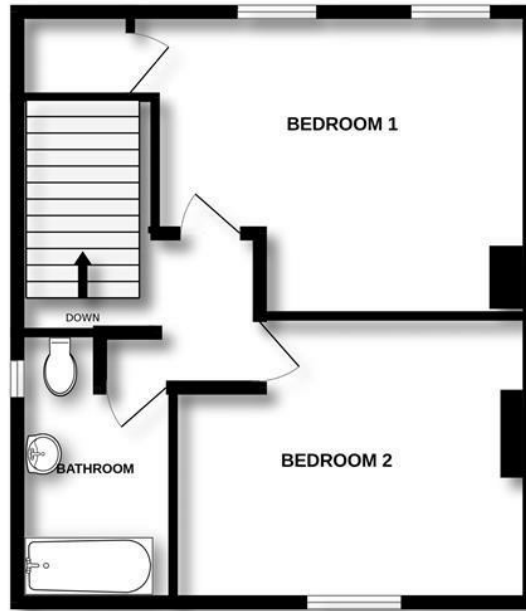
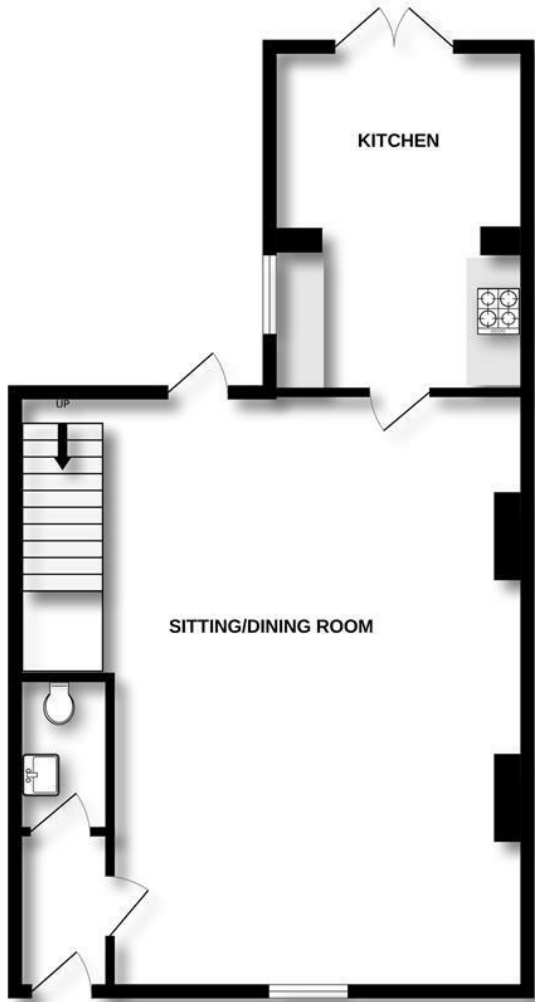
Broadband Type – Superfast available, 58Mbps download, 10Mbps upload

Mobile Signal/Coverage – Good

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

GROUND FLOOR

1ST FLOOR



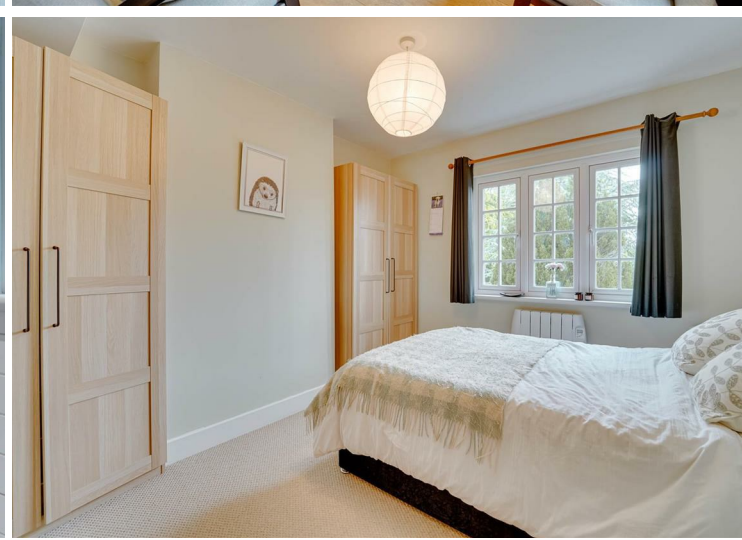
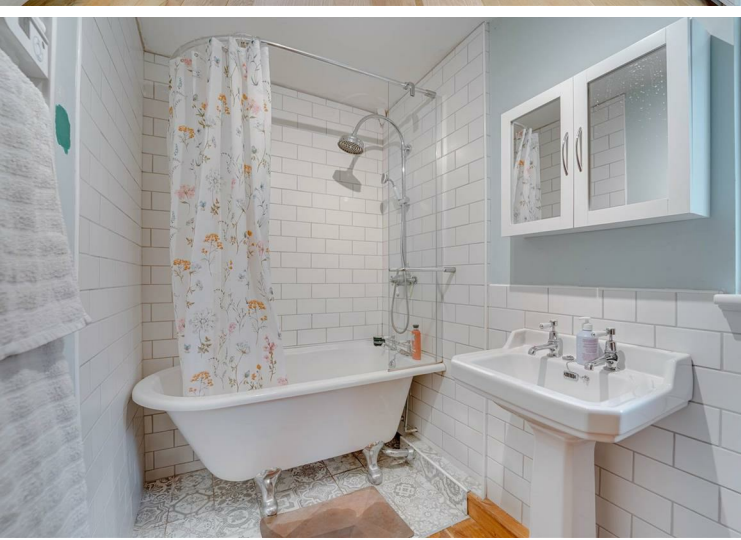
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 <sub>2</sub> ) Rating	
Band	Current	Current	Potential
A (1-10)			
B (11-15)			
C (16-20)			
D (21-25)			
E (26-30)			
F (31-35)			
G (36-50)			

England & Wales EU Directive 2002/91/EC

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