



**Radcliffe & Rust**  
Residential sales & lettings

**127 Teversham Drift, Cambridge CB1 3LJ**  
**Guide Price £425,000**

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale this spacious three-bedroom mid-terrace property on the southeast side of Cambridge city centre, CB1. This property has fantastic access to the A14, M11 and A11, Cambridge Train Station, Addenbrookes Hospital and Cambridge Airport; it's the perfect location for anyone looking to be on the outskirts of a bustling town with fantastic commuting options. Teversham Drift is also well located for all of Cambridge's amenities, including a quick and convenient trip to the large Tesco superstore, just a ten-minute walk door-to-door. And schools? Teversham Drift is in the catchment area for Cherry Hinton Church of England Primary School (440 metres); children over 11 usually attend secondary school at nearby Netherhall Secondary School (less than 0.6 mile). Both schools ranked as 'good' in their most recent Ofsted reports.

Once inside the property, you enter a good-sized porch with plenty of space for shoe racks and coat hooks. It is a convenient space for a busy family coming in from the school run with bags and sports kits. The porch leads straight into a sizeable square-shaped lounge, which is a beautiful room to be enjoyed by a family or when socialising with friends. With the large window overlooking the front of the property and the neutral décor, this room has a feeling of space and light.

As you continue through the lounge into the hallway, the stairs leading up to the first floor are directly to your right and next to them is a large storage cupboard. The hallway takes you through to the rooms at the back of the house. Wooden floors run through the hallway into the kitchen and utility room.

The first room in front of you is the downstairs toilet/utility room. This is a generous size room with space for a washing machine and tumble dryer, as well as a separate sink. It also has a W.C. Next to the utility room is the kitchen. Now, when they say the kitchen is the hub of the house, this is what they mean. It really is one of the highlights of this property. This room is a great size not just for cooking but also to double up as a dining room with space for a family to enjoy. The wooden kitchen cupboards stretch across two walls, contrasting beautifully with the marble effect worktops, beige tiles and wooden floors. There is an integrated single oven with a gas hob. And let's not forget the addition of another large storage cupboard behind the kitchen door...because you can't have too many of them! Currently, there is also significant worktop space.

Towards the back of the kitchen is another excellent feature of the property: the conservatory. This room is open plan to the kitchen, ensuring that light from the back of the property floods through into both rooms. The current owners are using this as an office and second lounge area, but it could be converted into a larger dining room, gym or playroom. Whatever you choose to use this space for, it is a convenient additional room to use in whatever way works for you. If you work from home and want a tranquil space to work, then this could be perfect for you. The open-plan design of this space creates a sociable area to be enjoyed by friends and family alike.

A door from the side of the conservatory leads out into the enclosed rear garden.

Once upstairs, you arrive on a landing that splits off into two sides and has two storage cupboards. As you walk to the left, the first room you reach is bedroom

two, which is a generous double and almost identical in size to bedroom one, plus it has built-in double wardrobes. There is also plenty of space for additional furniture. Next to bedroom one is the main bathroom with a bath (with wall-mounted shower above and glass shower screen), W.C., hand basin and heated towel rail. A storage cupboard has been built underneath the sink to hold toiletries. This bathroom is floor-to-ceiling with beautiful marble effect tiles and has been designed to a high standard.

On the other side of the landing, you will find bedrooms one and three. Bedroom one is the same size as bedroom two but does not have built-in wardrobes. Bedroom three is the smallest room and overlooks the front of the property. It would make a perfect single room, nursery or office. Outside, the rear garden is a fair size, laid with a patio to the side of the conservatory and surrounded by fencing. At the bottom of the garden is a brick-built shed. This property is in excellent condition throughout and would make a beautiful home for its next owners.

Please call us on 01223 307898 to arrange a viewing at Teversham Drift and for all your residential sales and lettings requirements in Cambridge and the surrounding areas.

### Agent notes

Tenure: Freehold  
Council tax band: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

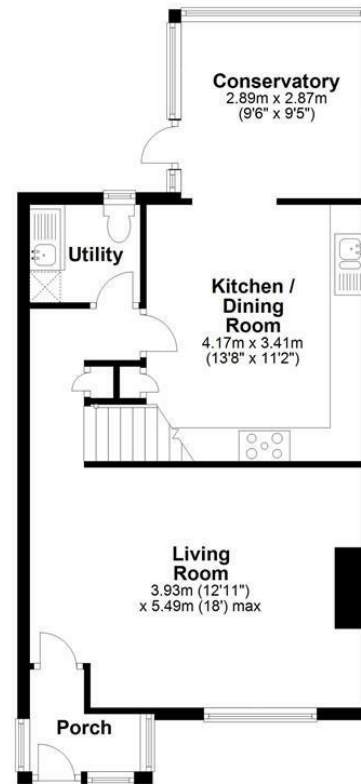
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			84
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	





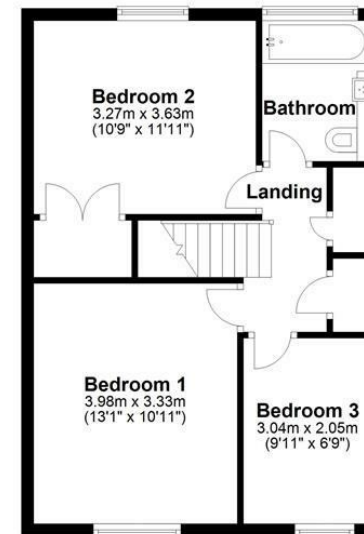
### Ground Floor

Approx. 55.7 sq. metres (599.4 sq. feet)



### First Floor

Approx. 45.6 sq. metres (490.6 sq. feet)



Total area: approx. 101.3 sq. metres (1090.0 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

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