

8 Whitgift Road

Teversham, CB1 9AY

Guide price £300,000

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- 645 sqft / 60 sqm
- Plenty of on-street parking available
- No upward chain
- Energy efficient mid-terraced home
- Private south-facing garden

For sale with no chain, this well-presented 1970's home has a private south-facing garden and enjoys a cul-de-sac position in this friendly village, conveniently situated just east of the City Centre.

This well cared for mid-terraced bungalow has served as a family home for over 6 years and enjoys a secluded position in this popular community village. The property is gas central heated and double glazed, benefits from regular annual boiler service certificates and an EICR, carried out in 2018.

The accommodation briefly comprises a generous living/dining room with loft access and a door to the lobby providing space for coats and footwear. The kitchen has been fitted with a modern range of units and has various integrated appliances, a door opens onto the private rear garden.

There are 2 double bedrooms, the principal room including a built-in sliding wardrobe. The inner hall also has a useful storage cupboard and provides access to a bright bathroom which has been fitted with a white suite.















The property is within walking/cycling distance to Marleigh Market Square (Co-op, Salento), new primary academy & Springstead development, including plans for a future secondary school. Nearby amenities include a major Travel Hub (1,800 spaces) with high frequency bus links to City & rail stations.

Teversham Green Corridor & cycle paths offer direct links to the city. Proposed developments: Fenleigh Farm shop/cafe & dedicated busway to the City centre, providing one of the quickest routes to Biomedical Campus.

Teversham CofE Primary has a "Good" Ofsted rating, & falls within catchment to Bottisham Village College. The house is close to Addenbrookes Hospital, ARM & the Biodmedical Campus.

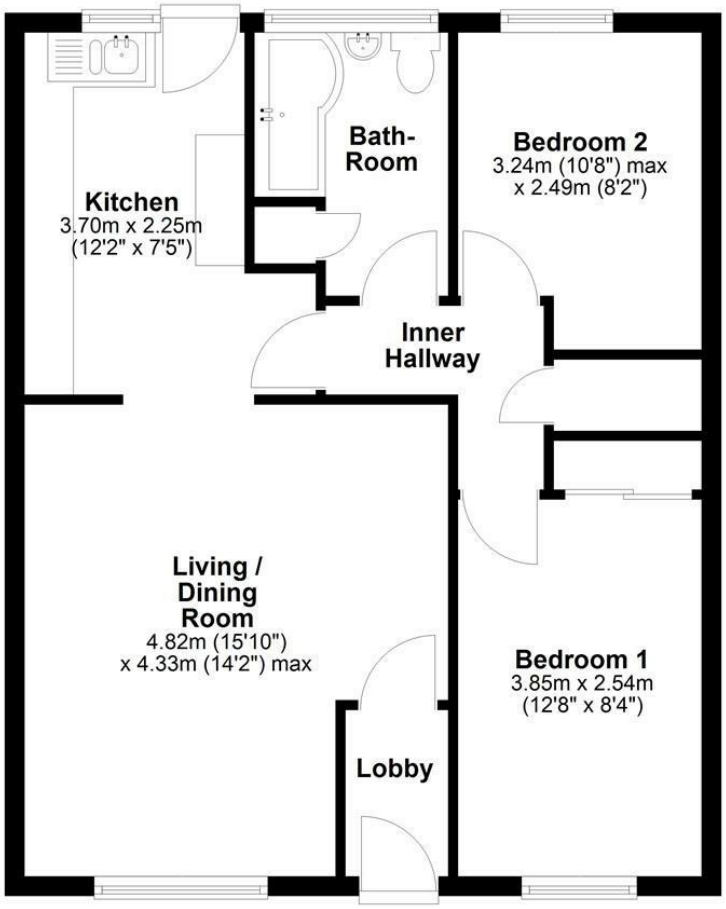




GRAY TOYNBEE

Floor Plan

Approx. 60.0 sq. metres (645.5 sq. feet)

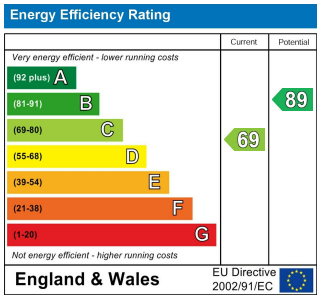


Total area: approx. 60.0 sq. metres (645.5 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Freehold
Council tax band: C

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. In order to comply with Money Laundering Regulations, all purchasers are legally required to undertake identity checks before a transaction can proceed. It is necessary for these checks to be undertaken by an independent third party provider, and such checks are subject to a charge of £36 (inc VAT). All purchasers will also be asked to provide evidence of funding sufficient to complete the purchase.

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