



**Peverel Road, Cambridge CB5 8RN**



**welcome to**

## **Peverel Road, Cambridge**

\*No Onward Chain\* Occupying a corner plot position Tylers are delighted to offer for sale this spacious and well appointed, semi-detached house, with 3 bedrooms (2 with ensuite facilities), refitted open plan kitchen/diner, outside office/annexe and a good size garden.

### **Accommodation Details**

#### **Entrance Hall**

Under-stairs cupboard, staircase rising to the first floor and access to the living room and the kitchen/diner.

#### **Living Room**

Window to front aspect.

#### **Kitchen/Diner**

A refitted kitchen/diner with a range of eye and base level storage units with worktop surfaces over, integrated sink and drainer, gas hob with extractor hood above and an oven beneath, attractive tiling to splashback areas and a breakfast bar. French doors and a window to the rear aspect.

#### **Landing**

#### **Bedroom 1**

Window to rear aspect.

#### **Ensuite**

Low level WC.

#### **Bedroom 2**

Window to front aspect.

#### **Ensuite**

A shower cubicle and low level WC.

#### **Bedroom 3**

Window to front aspect and a built-in wardrobe.

#### **Bathroom**

Suite comprising panel sided bath, low level WC and a wash hand basin. Two windows to the side aspect.

### **Outside**

#### **Front Garden**

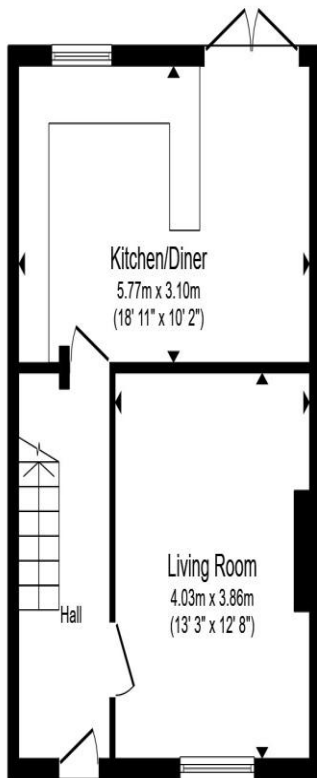
Enclosed by a picket fence, concrete pathway to the front door and gate leading to the rear garden.

#### **Rear Garden**

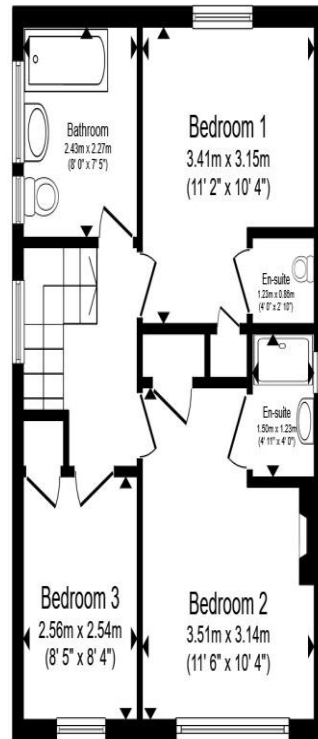
Mainly laid to lawn. A patio seating area with space for a table and chairs. Established plants, trees and shrubs.

#### **Office/Annexe**

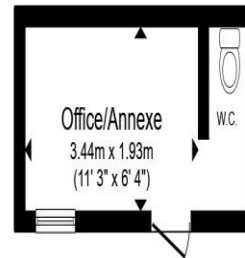
Complete with power and light and a WC.



**Ground Floor**



**First Floor**



**Office/Annexe**

Total floor area 91.9 m<sup>2</sup> (989 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



**welcome to**  
**Peverel Road,**  
**Cambridge**

- No onward chain
- 3 Bedrooms, 2 with ensuite facilities
- Office/annexe
- Corner plot position
- Easily accessible to Addenbrookes Hospital, City Centre and A14/A11/M11

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

offers over  
**£400,000**



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Property Ref:  
HIS100361 - 0005

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**01223 214400**



[histon@tylers.net](mailto:histon@tylers.net)



19 High Street, CAMBRIDGE, Cambridgeshire,  
CB24 9JD



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