



19 PEPYS TERRACE, IMPINGTON, CAMBRIDGE, CB24 9NT

Asking Price £385,000

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A smart and improved two-bedroom terrace home with a long garden ideally position in this no through road location just north of Cambridge next to the Guided Busway - available with the distinct advantage of no upward sales chain.



Impington is justifiably one of the most sought-after villages near the city just three miles from the actual centre yet pleasantly located close to open countryside. The Cambridge by-pass gives direct and easy access to the M11 motorway, London and other parts of the country with the guided busway linking the Cambridge Science Park, Cambridge North Station and Addenbrookes by bus or cycleway. Boasting excellent facilities including a varied range of shops, doctors, dentist and public houses sat around a central picturesque Histon Brook. Schooling is provided for all ages, with two primary schools and the outstanding Impington Village College and Sixth Form offering the International Baccalaurate, providing educational and recreational facilities for all the community.

- Two good bedrooms - first with period fireplace. • Open and light sitting dining room with two fireplaces.
- Kitchen with integrated oven, hob, extractor. • Refitted smart ground floor bathroom.
- Gas radiator central heating and uPVC double glazing. • Period feature such as cast-iron fireplaces and exposed wooden doors.
- Long 32m rear garden with outbuilding. • Quiet no through road position.
- No upward sales chain.

### Open Plan Lounge Dining Room

With a double-glazed entrance door, two exposed brick chimney breasts and fireplaces, built in understairs cupboard housing the electric mains, wood laminate flooring, skylights in the dining area, front window draws in the late morning and afternoons sun.

### Rear Porch

Glazed door and part glazed external door allow light in from the rear.

### Kitchen

Comprising white fronted cupboard units with a round edged work surface with an inset sink and drainer, integral gas hob and oven with a stainless stell extractor hood over, plumbing and space for appliances, tiled floor, side window.

### Bathroom

Refitted with a shower bath with corner tap and shower attachment, WC, circular wash handbasin with vanity cupboard below, continued tiled flooring, side and rear frosted windows, fully tiled with attractive metro tiling, heated towel rail.

### First Floor

Small landing with loft access to the roof space.

### Bedroom 1.

Catching the sun with a period fireplace and built in shelved wardrobe alongside.

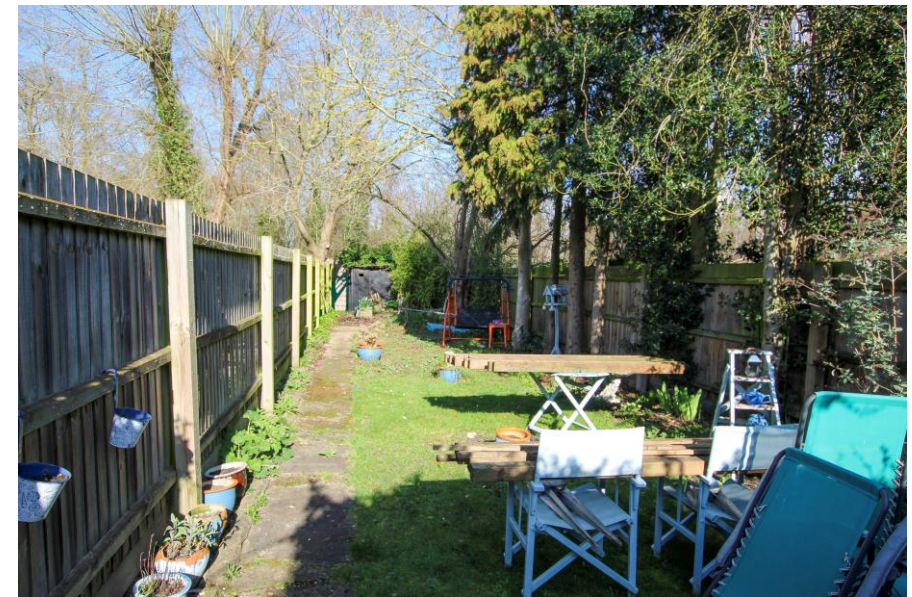
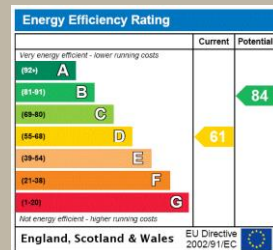
### Bedroom 2.

A good single with an open rear view and built in cupboard housing the gas fired boiler.

### Outside

An open frontage with potential to park a small car with a pedestrian right of way to the end of the terrace allowing rear access.

Gated access then leads to a feature long and enclosed rear garden measuring approximately 32m x 5.63m wide laid principally to lawn and pathway with a brick-built outhouse measuring internally 3.50m x 3.10m with light and power, side and rear windows - ideal for garden tools and bikes. Outside light and tap fittings.



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GROUND FLOOR

1ST FLOOR



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