



Sheppard Way, Teversham, CB1 9AX



pocock & shaw

Residential sales, lettings & management

17 Sheppard Way
Teversham
Cambridge
CB1 9AX

A two bedroom staggered terrace bungalow enjoying a pleasant location within this sought after and conveniently located village on the western outskirts of the city.

- 2 bedroom bungalow
- Pleasant cul de sac location
- Sought after village on western outskirts of city
- Hallway with storage
- Fitted kitchen
- Sitting/Dining Room with access to rear garden
- Gas central heating & double glazing
- Private southerly facing rear garden
- Brick store
- No upward chain

Offers around £279,950



Teversham is situated on the eastern side of the University City of Cambridge, ideally located for Addenbrookes Hospital and the new Biomedical Campus. The village is largely surrounded by countryside and lies around 2.5 miles from the edge of the city, with local facilities including; a highly regarded primary school, a popular Indian restaurant, local garage and a recreation ground.

This well proportioned 2 bedroom bungalow occupies a particularly good position and enjoys a private and sunny rear garden with side access. There is also off street parking facilities to the front on a first come, first served basis.

In detail the accommodation comprises:

Part glazed upvc door to

ENTRANCE HALL good sized hallway with radiator, coat hooks, loft access hatch, deep storage cupboard (8'3 x 2'11) housing the Vokera gas combination boiler, doors to

KITCHEN 12' 0" x 7' 1" (3.66m x 2.16m) with window to front, range of fitted wall and base units to one wall with roll top work surfaces and tiled splashbacks, under unit lighting, space for electric cooker with extractor hood over, cupboard housing the electric consumer unit, space and plumbing for washing machine, one and a quarter bowl stainless steel sink unit and drainer, radiator, built in shelved cupboard, further built in cupboard with slatted wood shelving.

SITTING/DINING ROOM 12' 6" x 13' 6" (3.81m x 4.11m) with part glazed door and window to rear garden, radiator, ceiling mounted light/ceiling fan, TV point.

BEDROOM 1 13'5 (11'9 to wardrobes) x 9'7 with window to rear with views to garden, radiator, sliding doors to built in wardrobes to one wall with hanging rail and cupboards over.

BEDROOM 2 11' 4" x 6' 4" (3.45m x 1.93m) with window to front, radiator.

BATHROOM with window to front, panelled bath with Triton shower over, three quarter tiled surround, wc, vanity wash handbasin with mirror fronted cabinet over, heated towel rail.

OUTSIDE with open plan garden area to the front with well stocked flower and shrub borders. Southerly facing rear garden 33' approx. x 22'5 with brick built store 7'11 x 3'8, mainly laid to lawn with flower and shrub borders, side access gate. The whole enclosed by timber fencing and enjoying a high degree of privacy. Outside lighting.

SERVICES All mains services

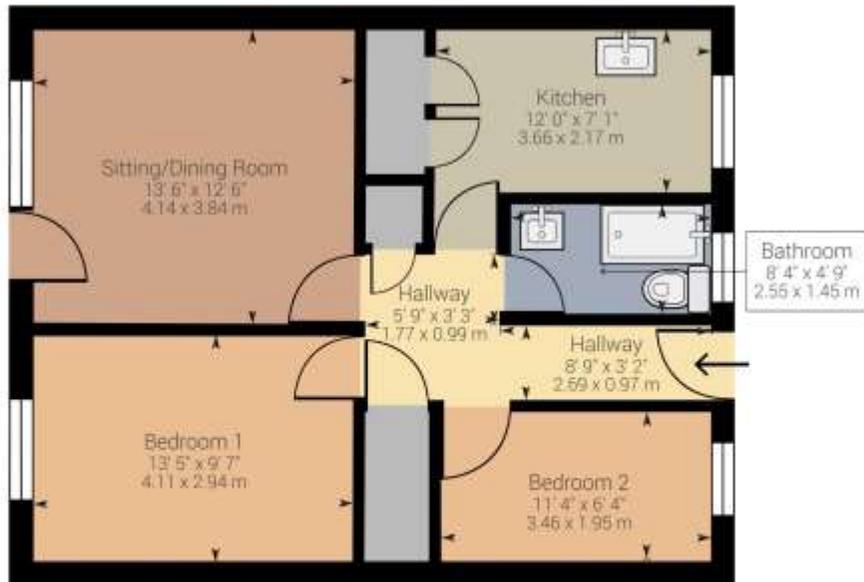
TENURE The property is freehold

COUNCIL TAX Band C

VIEWING By arrangement with Pocock & Shaw

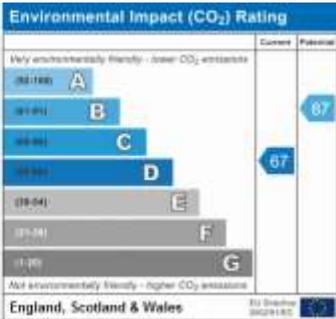
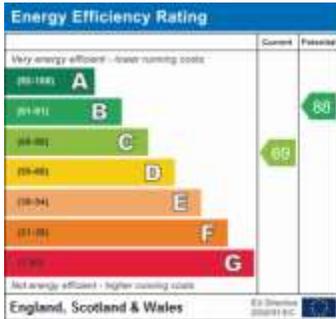
KBG/17246





Approximate net internal area: 623.34 ft² / 57.91 m²
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

