



Peverel Road, Cambridge, CB5 8RL



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Residential sales, lettings & management

206 Peverel Road
Cambridge
CB5 8RL

A well presented two bedroom property enjoying
a cul de sac location to the east of the city

- Well presented property
- Corner of cul-de-sac location
- Two double bedrooms
- Two shower rooms
- Spacious kitchen/diner
- Separate sitting room
- Gas central heating
- Sunny rear garden
- Covered bike store
- No upward chain

Guide Price £325,000



Peveler Road is situated off the Barnwell Road, about 2 miles east of the city centre. There are a number of shops just a short walk away, larger stores are very accessible, there is a regular bus service to the city centre and the location is well placed for access to the areas principal road routes, Addenbrookes Hospital, etc

The property enjoys a good corner position within the cul-de-sac and offers well-proportioned accommodation with a separate sitting room, good sized kitchen/breakfast room with access to the garden, two double bedrooms (one with an en suite shower room), a further shower room, gas central heating, double glazing, sunny and private rear garden with bike store and access to the of road parking space. The property comes to the market with the added advantage of no upward chain.

In detail, the accommodation comprises;

GROUND FLOOR

Part glazed upvc front door to

ENTRANCE HALL with part glazed side panel to front, radiator, stairs to first floor.

LIVING ROOM 11' 7" x 10' 10" (3.53m x 3.3m) with double glazed window to front, cable TV point, radiator, glazed timber double doors to

KITCHEN/DINING ROOM 17' 11" x 9' 8" widening to 13'10" (5.46m x 2.95m) with upvc glazed doors and window to rear with views to garden, excellent range of fitted wall and base units with roll top work surfaces and tiled splashback, stainless steel sink unit and drainer, wall mounted Vaillant gas central heating boiler, built in ceramic hob with electric double oven below, extractor hood over, space and plumbing for washing machine, two radiators, ceiling mounted spotlight units, laid vinyl flooring to kitchen area.

FIRST FLOOR

LANDING with loft access hatch, doors to

BEDROOM 1 14' 9"max x 10' 5" max(4.5m x 3.18m) with window to front, radiator, door to

ENSUITE SHOWER ROOM with window to front, fully tiled shower cubicle with Mira chrome shower unit, wash handbasin with tiled splashbacks and mirror over, wc, chrome heated towel rail, recessed ceiling spotlights, extractor fan.

BEDROOM 2 11' 9" x 9' 8" (3.58m x 2.95m) with window to rear with views to garden, radiator, cable media point.

SHOWER ROOM with window to rear, corner shower cubicle fully tiled with Mira chrome shower unit, vanity wash handbasin with cabinet below, wall mirror, wc, chrome heated towel rail, recessed ceiling spotlight/extractor fan, ceramic tiled flooring.

OUTSIDE Low maintenance gravelled front garden area set behind a timber picket fence, covered passageway to secure gate leading onto the sunny rear garden 21' x 18' approx. (main area) with paved patio area adjacent to the rear of the house leading onto a lawn and gravelled border area, timber shed, useful covered bin/bike storage area and gate leading to rear off road parking space.

SERVICES All mains services

TENURE The property is freehold

COUNCIL TAX Band C

VIEWING By arrangement with Pocock & Shaw

KBG/17289



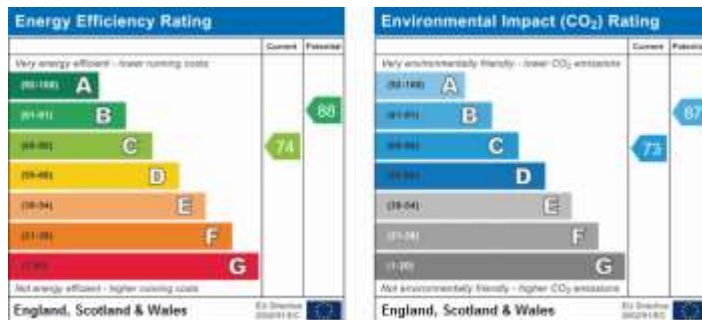


Approximate net internal area: 384.33 ft² / 35.7 m²
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser

Approximate net internal area: 339.78 ft² / 31.57 m²
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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



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