

**ENTRANCE HALLWAY** Double glazed glass panelled external door, stairs rising to first floor, radiator, coving, wood effect vinyl flooring, door to lounge/diner.

## LOUNGE/DINER

**LOUNGE AREA** 12' 4" x 11' 5" (3.76m x 3.48m) Double glazed box bay window to front aspect, radiator, under stairs storage cupboard, coving.

**DINING AREA** 10' 7" x 7' 9" (3.24m x 2.37m) Double glazed window to rear aspect, double glazed door to rear garden, radiator, coving, opening into kitchen.

**KITCHEN** 10' 6" x 6' 7" (3.22m x 2.02m) Double glazed window to rear aspect, recently re-fitted range of matching base and wall mounted units with wood effect worksurfaces over, inset stainless steel sink unit with drainer, built in electric oven, four ring gas hob and extractor hood over. Space for fridge/freezer, space and plumbing for washing machine.

**FIRST FLOOR LANDING** Access into loft space housing gas boiler, built in cupboard, doors to bedrooms and bathroom.

**BEDROOM ONE** 12' 5" x 8' 5" (3.81m x 2.59m) Double glazed window to front aspect, radiator, space for wardrobe.

**BEDROOM TWO** 10' 9" x 8' 5" (3.28m x 2.59m) Double glazed window to rear aspect overlooking the garden, radiator, recess ideal for wardrobe space.

**BATHROOM** Obscured double glazed window to rear aspect, three piece suite comprising low level w.c, wash hand basin with vanity cabinet under, panel enclosed bath with rain shower over. Chrome heated towel rail, extractor fan, heated mirror with lighting, fully tiled.

**BEDROOM THREE** 9' 6" reducing to 6'7" x 6' 1" (2.90m x 1.87m) Double glazed window to front aspect, radiator, built in cupboard.

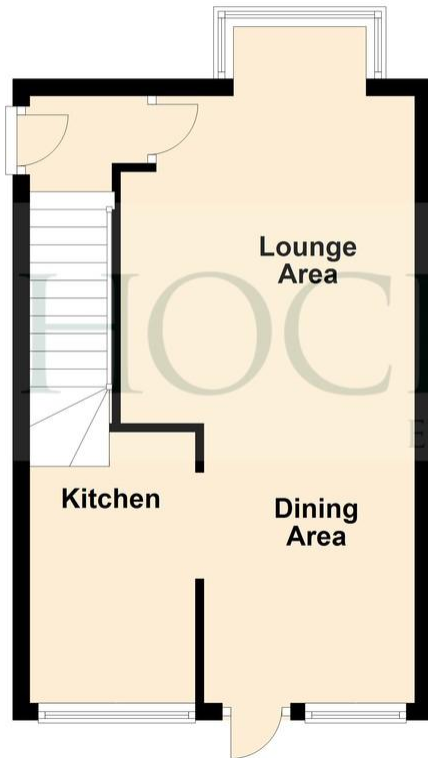
**OUTSIDE** To the front of the property there is a small lawned garden, off road parking for one vehicle, access to the garage en bloc and side access leads to the rear garden. The rear garden is a low maintenance rear



garden laid to patio with shed (power connected).



## Ground Floor



## First Floor



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45 Whitgift Road, Teversham, Cambridge,  
CB1 9AY

£360,000 Freehold

A well presented three bedroom home that is situated within Teversham offering easy links into Cambridge. This home has been lovingly improved by the current owners and offers a recently fitted kitchen, open plan living space downstairs, a courtyard garden as well as parking with garage en-bloc.



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