



Bush & Co.



14 Pepys Terrace, Impington, CB24 9NT

Guide Price £395,000 Freehold



Energy Rating Band D

An extended 3-bedroom semi-detached house with beautiful south facing garden, plentiful off-street parking offering versatile accommodation with potential for further enlargement, located in a quiet street in this ever-popular village, being sold with the benefit of no onward chain.

14 Pepys Terrace is a 3-bedroom semi-detached home of brick elevations under a tiled roof, the accommodation is arranged over 2 floors and measures over 1085 SQFT, offering huge potential for further enlargement STPP. The property is located on a quiet street in the heart of this highly regarded village offering great transport links and access to Cambridge city centre

In brief the accommodation consists; The open plan living/dining room is light bright and airy, with dual aspect windows, wood effect flooring, open fireplace with brick surround, stairs rising to the first floor.

The kitchen has a range of matching cabinets and drawers, ample worksurfaces, integrated double oven, 4 ring gas hob with extractor above 3 windows to side aspect, further Velux window. Off the kitchen is the utility room with space and plumbing for various appliances, stainless steel sink with mixer tap, part glazed door gives access to the side of the property.

Bedroom 3 / sun room, is located to the rear of the home with patio doors leading to the rear garden and 2 windows to side aspect.

The bathroom has a bath, separate shower, WC, hand wash basin.

On the first floor there are 2 double bedrooms off a central landing with access to the loft. Bedroom 1 is located to the front of the property with built in wardrobe, bedroom 2 again is a double located at the rear of the property with built in wardrobe.

Outside, the property is set back from the road, there are decorative quarry tiles that leads to the front door. There is plentiful off-street parking both to the front and side of the property on hard standing. The private south facing rear garden is a real feature of note measuring over 40ft in length, there is a patio area, shrub borders, the remainder laid to lawn. There is a wooden storage shed on hardstanding.

Impington is a highly regarded village, located just north of the city of Cambridge, providing convenient access to the A14 and M11. The guided busway, just a short stroll away, provides a direct link to Cambridge city centre, mainline railway station and the Addenbrooke's Hospital Biomedical Campus. Good local shopping facilities are provided by the neighbouring village of Histon whilst Impington Village College provides well regarded educational facilities up to the age of eighteen.



Exceptional service in Cambridge and the surrounding villages

Bush & Co is a leading independent estate agency that takes pride in providing the friendly, professional advice you would expect from a long established company combined with the dynamic efficiency of a contemporary, progressive practice.

At Bush & Co we value your custom as highly as we value our own integrity and reputation. Please contact us for a confidential discussion and impartial advice on how we can deliver a truly bespoke service which we are sure will exceed your expectations.

- * Honest valuations with a true market assessment
- * Bespoke individual marketing
- * Premium and feature listing status
- * Dedicated sales progression
- * Social media campaigns
- * Professional quality photography
- * Media tours

Contact us for a free valuation of your property
01223 246262
sales@bushandco.co.uk

Established. Independent. Passionate



Further Information

Tenure - Freehold

Council Tax - Band C

Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By Appointment

169 Mill Road

Cambridge

Cambridgeshire

CB1 3AN

www.bushandco.co.uk

