



GRAY  
TOYNBEE



3 Teversham Road  
Fulbourn, Cambridge, CB21 5EB  
**Guide price £625,000**





## 3 Teversham Road

Fulbourn, CB21 5EB

- 3 double bedrooms and an ensuite
- 3 reception rooms
- Parking and gardens
- No chain
- EPC rating C

An individual, non-estate detached house of about 1539sq.ft with 3 reception rooms and 3 bedrooms, situated in this popular village just south-east of Cambridge.

This attractive detached house was built for the current owners and provides well-planned and comfortable family accommodation which includes: A porch and Hallway with stairs and storage cupboard, the lounge has a dual aspect and bay window and also a fireplace with wood burner. The dining/family room is a good size and has double doors to the south-facing conservatory which has a tiled floor and doors to the garden. The kitchen/breakfast room is at the rear of the house and has been well fitted it includes a range cooker, solid wood worktops and space for appliances as well as a door to the garden and tiled floor.

Upstairs there is a landing, 3 large bedrooms, an ensuite shower room







and a family bathroom.

There is gas central heating, double glazing and a burglar alarm.

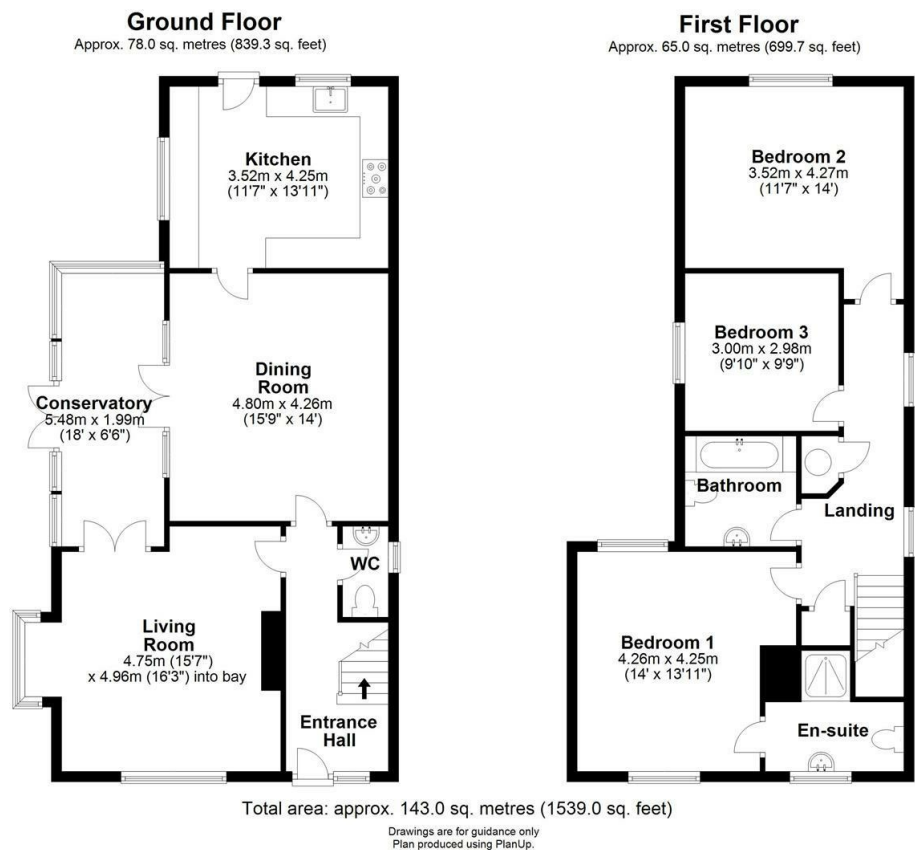
The house is approached via Brunswick Court, a private road, off Teversham road. At the front there is a block paved driveway for 2 cars, side access via a gate on the southern side of the house leads to the West facing rear garden which is lawned and has a pond, it is enclosed on all sides and bounded from the road by a high brick wall.

Fulbourn is an extremely popular village about 4 miles southeast of Cambridge. It has a thriving High Street with good local shopping, pubs and restaurants as well as a butcher's and coffee shop. ARM is just 8 minutes, Addenbrookes is 18 minutes by car, and commuter links are good too with the A11 nearby, SAT NAV: CB21 5EB What3words: ///apart.pocket.tentacles





Floor Plan



Area Map

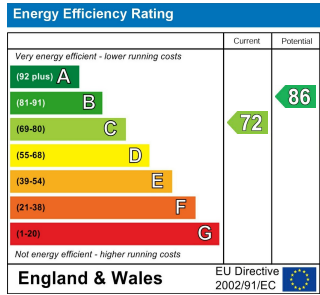


Viewing: Please contact our Gray & Toynbee (Cambridge) Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold  
Council tax band: F

Agents notes: The plot of land beyond the rear garden has planning permission for a 3 bedroom bungalow and is available separately, further details are available on request. This property has a responsibility for a share in the cost of upkeep of Brunswick Court.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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