

**IMPINGTON**  
Guide Price £395,000

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**Residential Sales Residential Lettings Land & New Homes Property Auctions**

**27 Pepys Terrace, CB24 9NT**

Sympathetically refurbished and extended bay fronted detached Victorian residence carefully blending traditional features with a fine contemporary flair, together with attractive landscaped rear garden of approximately 100ft with front garden and parking space in an attractive position forming part of this well served village just a couple of miles from the city.

**Clifton House**  
1-2 Clifton Road  
Cambridge  
Cambridgeshire  
CB1 7EA

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## 27 Pepys Terrace, CB24 9NT

- Refurbished Detached Victorian Residence
- Living Room
- Open Plan Kitchen/Dining Room

- Utility & Cloakroom
- Three Double Bedrooms
- Bathroom & Ensuite

ACCOMMODATION with approximate room sizes.

SOLID WOODEN ENTRANCE DOOR leading to:

LIVING ROOM 1 12' 11" x 13' 0" (3.94m x 3.96m)max with bay window to the front, double glazed sash windows, stripped wooden flooring, feature fireplace with marble hearth, radiator, door to:

INNER HALLWAY with large understairs storage cupboard, radiator.

CLOAKROOM with low level w.c., wash hand basin with storage cupboards below, sash window to side, extractor fan and radiator.

KITCHEN/DINING ROOM 19' 3" x 12' 5" (5.87m x 3.78m) fitted with an extensive range of base and eye level units with solid quartz working surfaces over and solid ash cupboards and drawers below, double bowl Rangemaster sink unit with mixer tap, Bosch integrated oven, 4 ring induction hob, extractor hood above, integrated refrigerator, integrated freezer, integrated dishwasher, Limestone flooring. Underfloor heating. Inset downlighters. Rear part vaulted glazed roof and bi-folding doors leading to patio with garden beyond.

UTILITY ROOM 7' 3" x 6' 4" (2.21m x 1.93m) with range of base and eye level units with inset single bowl sink unit with mixer tap, solid quartz working surfaces with solid ash cupboards and drawers below, space and plumbing for washing machine, double radiator, wooden and double glazed door to side and garden, extractor fan.

### ON THE FIRST FLOOR

LANDING with double radiator and door to:

MASTER BEDROOM 13' 0" x 11' 0" (3.96m x 3.35m) with sash window to front, double radiator, inset downlighters, door to:

ENSUITE WETROOM with low level w.c., solid quartz vanity unit with Savoy wash hand basin with mixer tap and cupboard storage below, tiled shower cubicle with floor drainer, drencher shower head with wall mounted controls, glazed shower screen, solid marble tiled walls, chrome towel rail, inset downlighters, extractor fan.

BEDROOM 2 12' 4" x 8' 9" (3.76m x 2.67m) with double glazed sash windows overlooking rear garden, double radiator.

BATHROOM with low level w.c., solid quartz vanity unit with wash hand basin with storage cupboards below, panel enclosed bath with shower over with wall mounted controls, part solid marble tiled walls, solid marble tiled floor, period radiator.

### ON THE SECOND FLOOR

LANDING with fitted storage cupboard with hanging rail.

BEDROOM 3 15' 1" x 8' 3" (4.6m x 2.51m)max with Velux roof window and double glazed sash windows overlooking rear garden, built-in storage cupboard with hanging rail and three further eaves storage cupboards. Ceiling with Inset downlighters and double panelled radiator.

OUTSIDE Front garden with parking space to the side.

Rear garden about 100ft in length, large paved patio, lawned area, gravelled pathway, flower and shrub borders, storage shed.



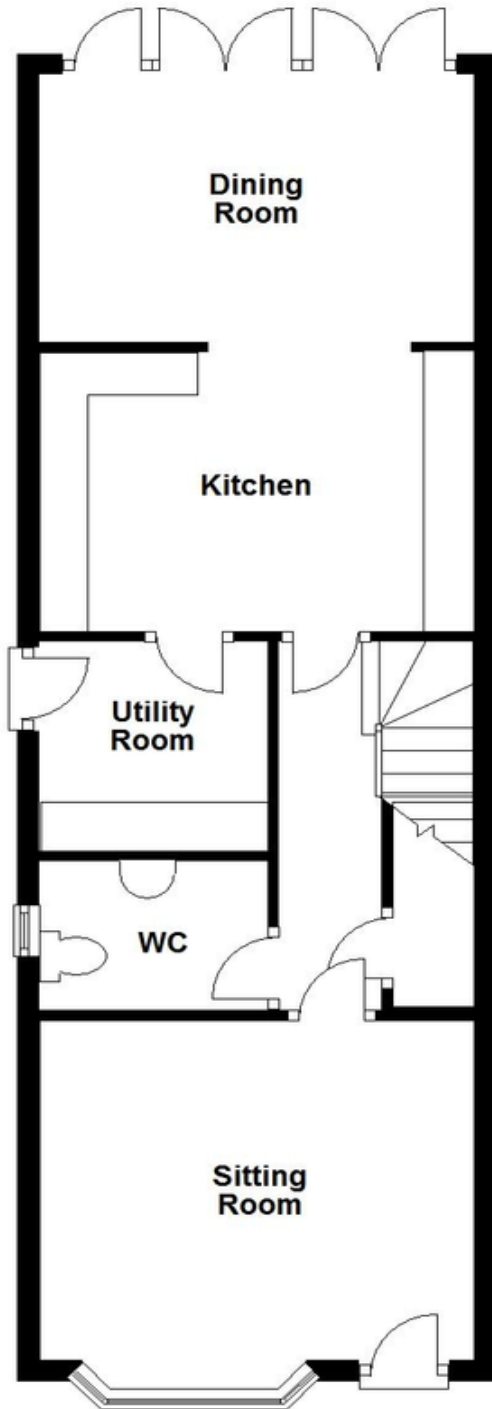
### Special Notes

1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
3. Any floor plans are for the purpose of a service to our customers and are intended to be a guide to the layout only. Any floor plans are not to scale and their accuracy cannot be guaranteed.
4. These particulars are believed to be correct but their strict accuracy is not guaranteed neither do they constitute an offer or contract. Dimensions shown have been measured in imperial units and are approximate to within +/-3" with the metric dimensions being automatic conversions from the imperial dimensions.

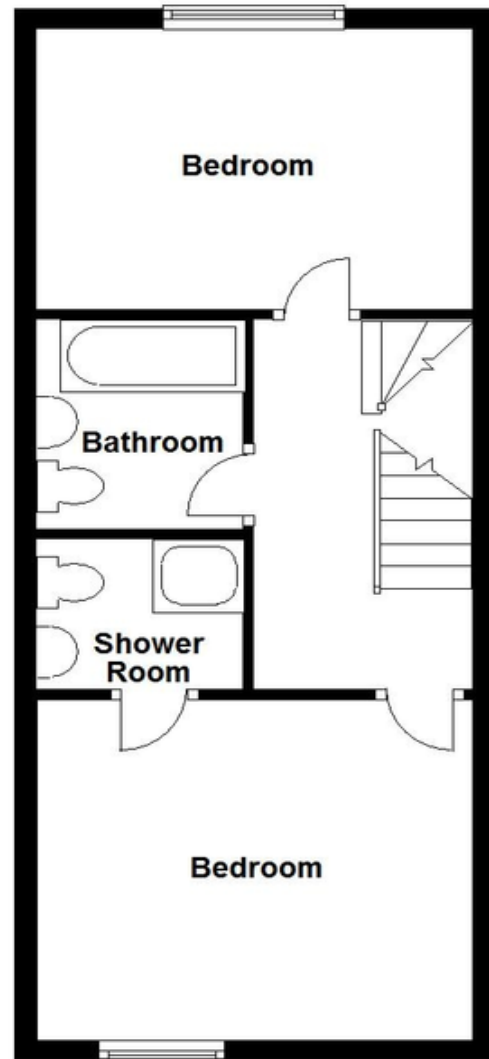




### Ground Floor



### First Floor



### Second Floor

