



TURVILL PLACE, CAMBRIDGE, CB4 3GJ

- Cambridge City Centre – approx. 2 miles
- Cambridge North Railway Station – approx. 3 miles
- A14 – approx. 0.5 miles

Very well presented terrace home • Light & spacious accommodation throughout • 9 years remaining on the new home warranty • Private & fully enclosed garden • Solar panels, electric car charger & large garage • EPC rating B

DESCRIPTION

The property has been finished to an exceptionally high standard with the additional benefit of a garage, solar panels and an electric car charger. The home, that was only built a little over a year ago has been exceptionally well looked after providing tremendous versatility, suitable for a variety of family needs.

The large entrance hall with understairs cupboard leads to the kitchen/diner, separate living room and downstairs W.C all fitted with hard wood flooring. The living room is a large square room which is flooded with natural light from the floor to ceiling windows to the front of the property. The kitchen is also a very light space fitted with wall and base units, integrated fridge/freezer, oven, hob with extractor, microwave and dishwasher. The island counter offers ample work surfaces with space still for a dining table. The utility has further units, with additional sink and space/plumbing for washing machine and dryer.

On the first floor the property offers three large double bedrooms, with the principle offering an en-suite shower room and built-in wardrobes. The final bedroom is a single room but also serves well as an office. The family bathroom is fitted with bath and overhead shower, and heated towel rail.

A STYLISH AND CONTEMPORARY TERRACE HOME CONVENIENTLY SITUATED, JUST A FEW MINUTES AWAY FROM THE RIVER CAM AND CAMBRIDGE CITY CENTRE.



OUTSIDE

The generous garden can be reached through the large glass sliding doors in the kitchen and is fully enclosed offering a space, mainly laid to lawn, that is not overlooked. Bin and bikes stores can also be found in the rear garden.

The garage door provides access to the front of the property.

LOCATION

Conveniently situated 1 mile to the north of the city centre and close to good Primary and Secondary schools. Histon Road has a range of local amenities nearby including local shops, post office, pharmacy, public house and petrol station. There is a regular bus service on Histon Road and excellent main road links. The A14, linking to the A11/M11, is just over a mile away.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Air source heat pump and solar panels. Mains water, drainage and electricity

Local Authority: Cambridge City Council

Viewings: Strictly by appointment with the Selling Agents, Carter Jonas 01223 403330



Turvill Place

Approximate Gross Internal Area = 1521 sq ft / 141.3 sq m

Garage = 223 sq ft / 20.7 sq m

Total = 1744 sq ft / 162 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		93
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Cambridge South 01223 403330

cambridgesales@carterjonas.co.uk

The Marque, 141 Hills Road, Cambridge, CB2 8RJ

carterjonas.co.uk

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