



Rectory Road, Duxford Cambridge
£325,000 **Freehold**

**Sharman
Quinney**

Key Features



- Popular Village Location
- Amazing Potential
- Three Bedrooms
- No Onward Chain

This property offers an incredible opportunity as a blank canvas to renovate into your dream home.

Set back from the road with a large front garden and parking for multiple vehicles, you enter the property through the hallway into the kitchen and dining area with access to a downstairs bathroom. The living room is also an impressive size and leads through to the extended-wooden structures as a utility area and sun room.

The first floor holds the three bedrooms along with bathroom and separate WC. The master and second bedrooms are both great size double rooms with built in storage.

The garden currently holds multiple versatile structures that can be used as outbuildings/sheds.

Accommodation Includes



Living room
5.46m x 3.21m (17'11" x 10'6").

Dining Room
4.1m x 3.2m (13'5" x 10'6").

Kitchen
2.2m x 2.2m (7'2" x 7'2").

Bedroom 1
3.7m x 3.1m (12'2" x 10'2").

Bed 2
3.2m x 2.9m (10'6" x 9'6").

Bed 3
2.4m x 2.3m (7'10" x 7'6").

Utility area
3.1m x 2.3m (10'2" x 7'6").


Sun room
2.1m x 3.4m (6'10" x 11'2").

To view this property call Sharman Quinney on:
01223 844760

Selling your property?

Contact us to arrange a **FREE** home valuation.

 01223 844760

 49 Woollards Lane, Great Shelford, CAMBRIDGE,
Cambridgeshire, CB22 5LZ

 greatshelford@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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