



Blakeland Hill, Duxford, CB22 4RX

**CHEFFINS**



## Blakeland Hill

Duxford,  
CB22 4RX

A recently decorated three bedroom mid terrace home offering fantastic opportunity to both first time and investment buyers. The well planned accommodation extends to approximately 1144 sq. ft. And enjoying the added benefit of a boot room and large garden shed/workshop.

### LOCATION

Duxford provides an excellent range of local amenities including store/post office, primary school, church and public houses, and is conveniently placed just 9 miles south of the university city of Cambridge. For the commuter, the village is so well placed just one mile from the nearest access onto the M11 motorway (Junction 10) and also close to the mainline train station at Whittlesford.



**Guide Price £280,000**





## GROUND FLOOR

### PORCH

With entrance door, wood effect flooring, door to hallway, and door to boot room.

### HALLWAY

With stairs to the first floor, under stairs storage cupboard, doors to kitchen, door to:

### LIVING ROOM

With window to the front aspect, double door to:

### DINING/FAMILY ROOM

with window to the side aspect, sliding patio door to the garden, opening to:

### KITCHEN

with window to the rear aspect, range of matching eye and base level units, work-top with inset sink and a half with drainer and chrome mixer tap over, space for under counter fridge, door to:

### BOOT ROOM

With window to the side aspect, storage cupboard, space for freestanding fridge freeze, door to garden, door to:

### GUEST CLOAKROOM

With window to the side aspect, low level wc.

## FIRST FLOOR

## LANDING

With loft access via hatch, doors to:

### BEDROOM ONE

With window to the rear aspect, fitted wardrobes, cupboard housing boiler.

### BEDROOM TWO

With window to the front aspect.

### BEDROOM THREE

With window to the front aspect, fitted cupboards.

## FAMILY BATHROOM

With window to the rear aspect, suite comprising; low level wc with hidden cistern and eco flush button, vanity unit with inset basin and panelled bath with shower over, tiled walls, heated towel rail.

## OUTSIDE

The fully enclosed rear garden is laid to lawn with a patio area, large shed/workshop, a selection of shrubs, external lights and an outside tap.

The front boundary is retained by a low level brick wall with iron gates opening to a patio area leading to the entrance door.



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

Guide Price £280,000

Tenure - Freehold

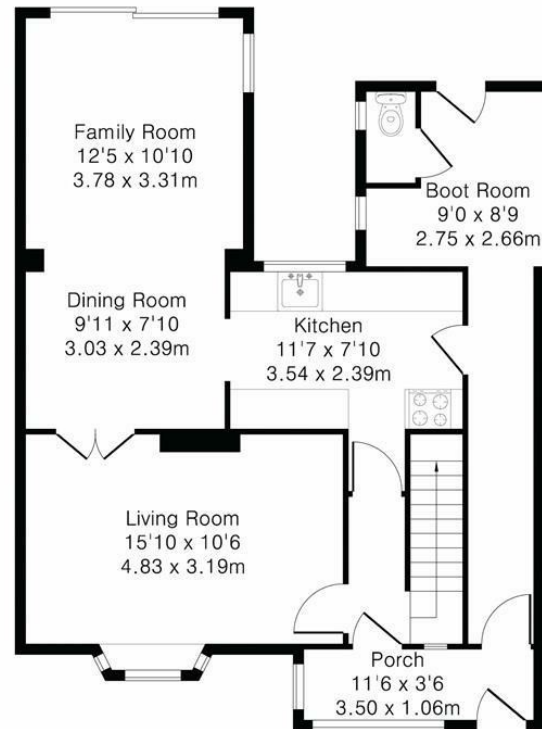
Council Tax Band - C

Local Authority - South Cambridgeshire District Council

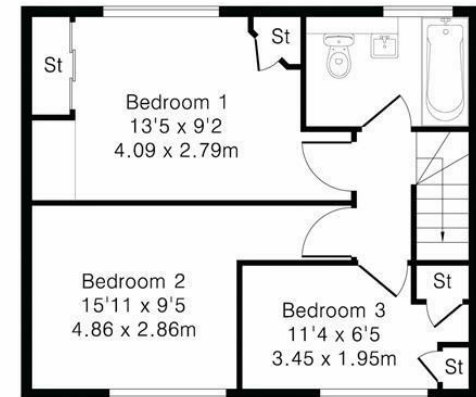
**Approximate Gross Internal Area 1144 sq ft - 107 sq m**

Ground Floor Area 739 sq ft - 69 sq m

First Floor Area 405 sq ft - 38 sq m



Ground Floor



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

