



Hurdles Way, Duxford, Cambridge, CB22 4PA

welcome to

Hurdles Way, Duxford, Cambridge

A spacious 2 double bedroom end-of-terrace home with open plan living accommodation to the ground floor, secluded rear garden, and off-road parking. Ideal for first time buyers and investors alike, the property should be viewed at the earliest opportunity to avoid disappointment.



Door To Lounge/Diner

21' 7" max x 15' 8" max (6.58m max x 4.78m max)
Lovely open plan living space with feature wood burning stove to one corner, stairs off to first floor with understairs storage cupboard, underfloor heating, opening onto kitchen area.

Kitchen

9' 10" max x 8' 6" max (3.00m max x 2.59m max)
Lovely fitted kitchen with built in oven and hob, stainless steel sink unit with mixer taps and work surface surround, built in dishwasher, generous range of base and wall units, space and plumbing for automatic washing machine, wall tiling, double glazed window to rear, sky light window, underfloor heating.

Rear Hall

Doors off to; large storage cupboard, cloak room, rear garden.
Underfloor heating.

Cloakroom

Suite comprising low flush WC, wash hand basin, double glazed window to rear, radiator, underfloor heating.

First Floor Landing

Radiator, double glazed window to rear, hatch to loft.

Bedroom One

15' 9" max x 13' 5" max (4.80m max x 4.09m max)
Radiator, double glazed bow picture window to front, double glazed window to front, door to "Jack and Jill" bathroom.

Bedroom Two

9' 3" x 8' 10" (2.82m x 2.69m)
Radiator, double glazed window to rear, door to "Jack and Jill" bathroom.

Bathroom

"Jack and Jill" style bathroom with access to both bedrooms. Suite comprises bath with separate shower over, low flush WC, wash hand basin set into vanity unit, wall tiling, extractor fan.

Outside

Rear Garden

Secluded low maintenance with decked terrace leading to predominantly paved garden with fence surround and gate for rear access.

Parking

Allocated parking to the front of the property.

Agents Note

Management charge: £90/annum for local maintenance.



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welcome to

Hurdles Way, Duxford, Cambridge

- Deceptively spacious end-of-terrace family home.
- Ideal for first time buyers and investors alike.
- 2 double bedrooms.
- Large open plan/diner.
- Kitchen with vaulted ceiling.

Tenure: Freehold EPC Rating: C

offers over

£325,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RYN109945 - 0006

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