

**Queens Row, Duxford, CB22 4RL** 



## welcome to

# **Queens Row, Duxford**

An opportunity to purchase a two bedroom end- terrace home which benefits from a re-fitted kitchen, bathroom and has been well-maintained throughout. The property is conveniently located to the edge of the sought after village of Duxford with convenient road links to Cambridge and London.













#### **Door To Entrance Hall**

4' 7" x 6' 7" ( 1.40m x 2.01m )

Tiled floor. Storage cupboards. Fridge/freezer.

## Lounge

12' 10" x 13' 4" ( 3.91m x 4.06m )

Staircase to first floor. Sliding door to rear. Radiator. Window to side. Space and plumbing for automatic washing machine.

#### **Kitchen**

7' 8" x 6' 8" ( 2.34m x 2.03m )

Comprising butler sink with mixer taps and work surface surrounds, built in oven and electric hob with extractor over, microwave, wood surfaces, tiled floors, radiator, window to front.

### **First Floor Landing**

Hatch to loft. Airing cupboard. Cupboard housing water tank and storage.

#### **Bedroom One**

 $9' 10" \times 9' 8" (3.00m \times 2.95m)$ Storage cupboard. Window to rear. Radiator.

#### **Bedroom Two**

6' 8" x 6' 9" ( 2.03m x 2.06m ) Window to side. Radiator.

#### **Bathroom**

Re-fitted suite comprising fully tiled bath with glass screen and shower over, wash hand basin, low flush WC, towel radiator.

#### Outside Rear Garden

Paved patio area with shed and fence surround.





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# **Queens Row, Duxford**

- Situated in a convenient location for travel to both Cambridge and London.
- Re-fitted kitchen and mordern bathroom.
- Two bedrooms.
- Private garden to rear.
- Off-street car parking to side.

Tenure: Freehold EPC Rating: E

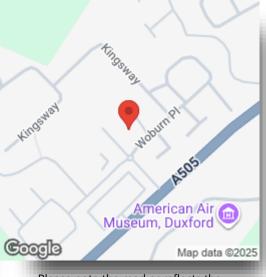
Council Tax Band: B

# £270,000









Please note the marker reflects the postcode not the actual property

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Property Ref: RYN110454 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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