



**The Square, Stow-Cum-Quy**  
**Cambridge, CB25 9AW**  
**Guide Price £345,000**

## The Square, Cambridge, CB25 9AW

**\*\*LOCATION LOCATION LOCATION\*\***

**A cleverly extended and improved modern bungalow set at the end of a no-through road and enjoying a delightful view to the side overlooking an adjacent playing field.**

**Rather deceptive and offering generous size rooms throughout, this property enjoys accommodation to include an entrance hall, a 25ft living room/dining room, re-fitted kitchen, re-fitted bathroom and two double bedrooms. The property has electric and underfloor heating,**

**Externally the property offers a fully enclosed, mainly courtyard style rear garden.**

**Council Tax Band B (South Cambs)**

**EPC E**

**Location - What 3 Words - ///formless.unimpeded.goodness**

### Accommodation Details

Part glazed front door leading through to:

### Entrance Hall

With storage cupboard and door through to the:

### Kitchen

11'5" x 8'6"

Fitted with both eye and base level storage units and working tops over, inset stainless steel sink and drainer with mixer tap, integrated oven and electric hob with extractor hood, space and plumbing for washing machine. Window and door to the rear aspect.

### Living/Dining Room

24'7" x 11'5" max

Featured bricked fireplace with wooden mantle and hearth, TV connection point, radiators, storage cupboard, window to the side aspect and French doors out to the rear garden.

### Bedroom 1

13'9" x 11'9"

Double bedroom with storage cupboards and window to the front aspect.

### Bedroom 2

10'2" x 7'6"

Storage cupboard and window to the front aspect.

### Bathroom

Three piece suite comprising of

low level WC, wash basin and panel bath. Window to the rear aspect.

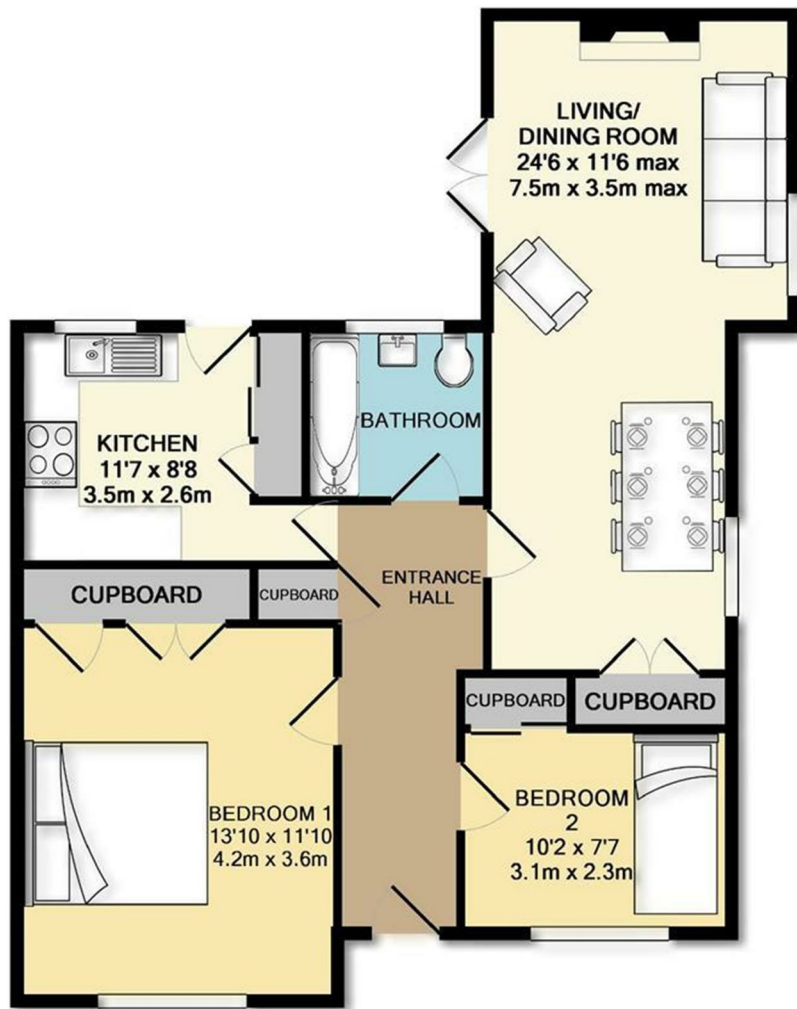
### Outside - Rear

Enclosed rear garden laid to patio slabs and timber garden shed.

### Outside - Front

Well landscaped laid to lawn front garden accompanied by a variety of mature shrubs along and small pond, side access in to the property as well as the rear garden and pathway up to the front entrance.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</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			
		50	78
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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