



Grange Road, Duxford, Cambridge, CB22 4QF

CHEFFINS

Grange Road

Duxford, Cambridge,
CB22 4QF

- Minimum 12 Month Tenancy
- Available Now
- Unfurnished
- EPC: D
- Council Tax Band: E
- Oil Fired Central Heating
- Off Street Parking & Double Garage
- Generous Garden

A well presented 4 bedroom detached house enjoying a rural setting close to the village of Duxford located between Cambridge and Saffron Walden. The accommodation comprises entrance hall, 2 reception rooms, kitchen/breakfast room, utility, principle bedroom with en-suite, 2 further double bedrooms, 1 single bedroom, bathroom and shower room. Outside the property offers ample off street parking, double garage, old grain storage barn and generous garden backing onto fields. We regret no sharers. Unfurnished. Available now. EPC: D and Council Tax Band: E.

4 3 2

£2,300 PCM





LOCATION



The property occupies a rural position approximately 0.8 miles from Duxford village located approximately 8.5 miles south of Cambridge and 6.5 miles north of Saffron Walden. The village offers a range of amenities including pubs, village shop, primary school, church and recreation ground with community centre and tennis courts. The Imperial War Museum is nearby too. For the commuter Whittlesford Parkway (2.0 miles) provides trains to London Liverpool Street in about 60 minutes and the village well positioned for access to M11 at Junction 10.

ENTRANCE HALL

window to front aspect and door to:

HALL

stairs rising to first floor and doors to sitting room, dining room, utility and kitchen/breakfast room off.

SITTING ROOM

feature fireplace with working log burner, windows to front and rear aspect and patio doors to rear garden.

DINING ROOM

window to side aspect and patio doors to rear garden.

UTILITY

steps down to lower ground floor level, base units, work top, washing machine, sink with window to side aspect above, door to side garden and door to:

SHOWER ROOM

shower enclosure, wc, wash basin and window to rear aspect.

KITCHEN/BREAKFAST ROOM

newly fitted kitchen with base and wall units, work tops, sink with window to side aspect above, oil fired AGA, integrated oven and electric hob with extractor above and dishwasher, freestanding fridge freezer, window to front aspect and 2 further windows to side aspects.

STAIRS/LANDING

window to side aspect and doors to bedrooms 1, 2, 3 & 4 and bathroom off.

BEDROOM 1

built in double wardrobes, windows to front and rear aspects and door to:

EN-SUITE BATHROOM

shower over bath, wc, wash basin with mirrored cabinet above, built in corner cupboard and window to rear aspect.

BEDROOM 2

box window to rear aspect and windows to side aspects.



BEDROOM 3

box window to front aspect and windows to side aspects.

BEDROOM 4

window to side aspect.

BATHROOM

bath with shower attachment, wc and wash basin with window to side aspect above, mirrored cabinet and airing cupboard housing hot water cylinder.

OUTSIDE

private driveway providing ample off street parking and access to a detached double garage and old grain storage barn. Generous garden principally laid to lawn with good sized south facing patio and backing onto fields.

LETTING AGENT NOTES

For more information on this property please refer to the Material Information brochure on our Website.

Term - Minimum 12 month tenancy

Holding Deposit - £530

Deposit - £2653








Approx. 86.7 sq. metres (933.6 sq. feet)

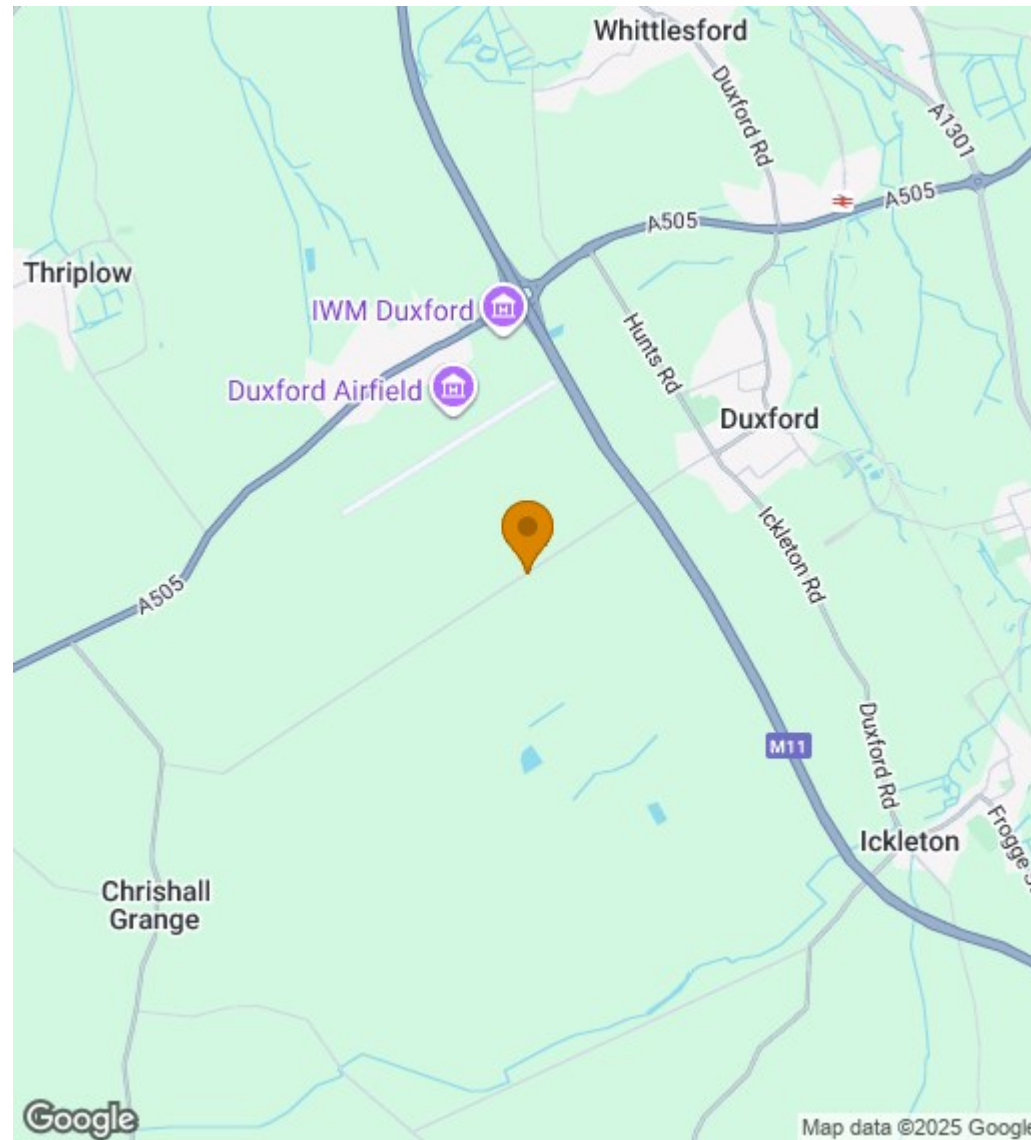
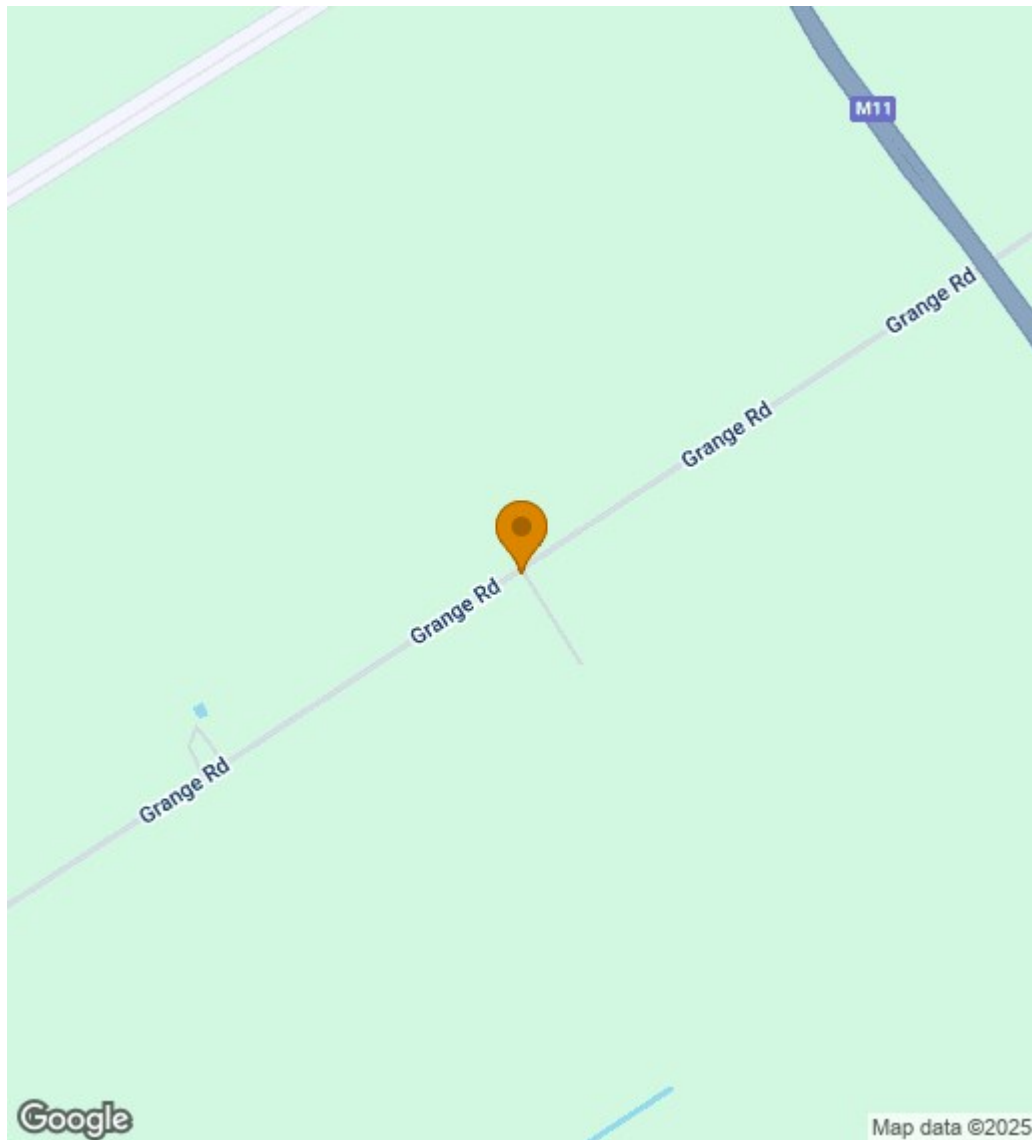


Approx. 73.4 sq. metres (789.8 sq. feet)



Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		<p>62</p>	<p>88</p>
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p>	

Total area: approx. 160.1 sq. metres (1723.4 sq. feet)



Agents note:

For more information on this property please refer to the Material Information Brochure on our website.

Clifton House, 1-2 Clifton Road, Cambridge, Cambridgeshire, CB1 7EA | 01223 271916 | cheffins.co.uk

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.



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