



Queens Row, Duxford Cambridge
Offers In Excess Of £250.000 Freehold

**Sharman
Quinney**

Key Features



- Modern end terrace home
- Entrance hall with ample storage
- Contemporary fitted kitchen to front
- Spacious living room with doors to garden
- Modern bathroom
- Enclosed low maintenance rear garden
- Off road parking

The property opens with an entrance hall that includes fitted cupboards, ideal for use as a utility area, leading through to a modern fitted kitchen at the front. To the rear, a generous living room offers a bright and welcoming space, with doors opening directly onto the enclosed garden.

Upstairs, there are two well-proportioned bedrooms and a contemporary bathroom finished to a high standard. The rear garden is fully enclosed and designed for low maintenance, laid to patio with the benefit of side access and a shed.



To the front of the property there is ample off-road parking.

Offered with no onward chain, this home represents an excellent opportunity for first-time buyers, downsizers or investors looking for a modern property in a sought-after village location.

Entrance hall

Living room - 3.96m x 4.0m (12'11 x 13'1)

Kitchen - 2.44m x 2.0m (8' x 6'6)

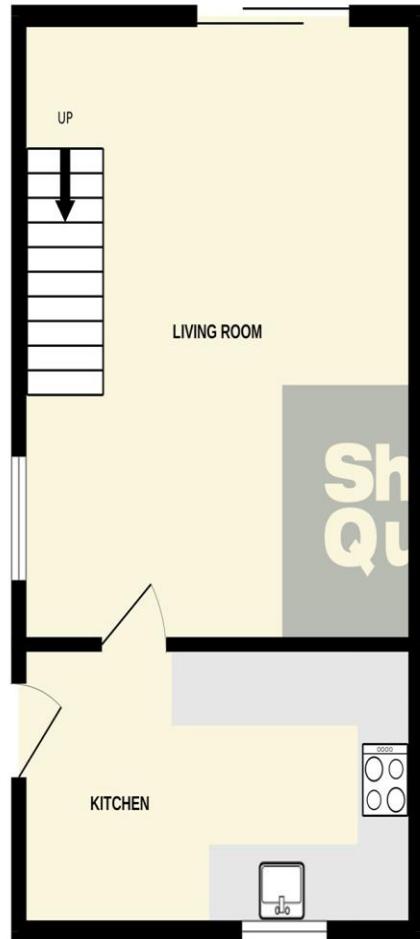
Bedroom one - 2.98m x 3.0m (9'9 x 9'10)

Bedroom two - 2.0m x 2.11m (6'6 x 6'11)

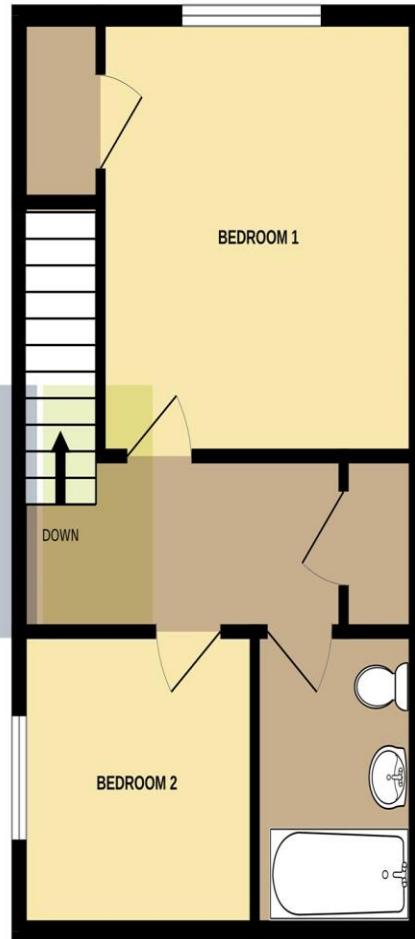
Bathroom



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

Made with Metropix ©2025

To view this property call Sharman Quinney on:
01223 844760

Selling your property?

Contact us to arrange a **FREE**
home valuation.

 01223 844760

 49 Woollards Lane, Great Shelford, CAMBRIDGE,
Cambridgeshire, CB22 5LZ

 greatshelford@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: GTS103018 - 0004

