



**28 Magna Close,  
Abington**

**DAVID  
BURR**



# 28 Magna Close, Abington, CB21 6AF

Abington encompasses the villages of Little and Great Abington, which offer an excellent combined range of facilities, including a post office/general store, primary school, recreation ground, cricket ground, hairdressers, 2 churches & Public House. Further facilities are available in nearby Linton (about 2.5 miles), The University city of Cambridge lies just 8 miles to the north. Abington is also extremely well placed for access to Addenbrooke's Hospital/Biomedical Campus, the Babraham Institute and Granta Park. Finally, there is excellent access to Stansted Airport and London, via the M11 and Whittlesford Parkway Station, both within 4 miles.

A fantastic opportunity to purchase a three-bedroom semi-detached home in the highly sought-after village of Abington. With superb views over the green to the front, the property offers excellent potential for modernisation, allowing the next owner to create a long-term family home. Accommodation comprises entrance hall, living room/diner, kitchen, utility room, cloakroom, three bedrooms and a bathroom, with a generous rear garden providing versatile outdoor space.

## Three-bedroom semi-detached home in Abington with views over the village green and strong potential for modernisation.

### Ground Floor

**ENTRANCE HALL** Entrance Hall with window to the side aspect, uPVC front door, and stairs leading to the first floor.

**LIVING ROOM / DINER** A bright and spacious living/dining room with a window to the front overlooking the green and sliding doors to the rear garden. The room features an electric feature fireplace and provides ample space for a table and chairs.

**KITCHEN** Fitted with base level storage units and worktop surfaces, an inset stainless-steel sink and drainer, and space for an electric cooker. A window overlooks the rear garden, and a door leads into the utility room.

**UTILITY** Fitted with base level storage units and worktop surfaces, with space for a fridge/freezer, plumbing for a washing machine, and a door into the rear porch which leads out to the garden. An obscured window provides light to the front aspect.

**WC** Low level WC with an obscured window to the rear aspect.

### First Floor

**LANDING** With window to the side aspect and access to loft space.

**BEDROOM 1** A double bedroom overlooking the rear garden, with two useful built-in storage cupboards.

**BEDROOM 2** A double bedroom with a window to the front aspect overlooking the green.

**BEDROOM 3** A single bedroom with a window to the front aspect overlooking the green and a useful storage cupboard.

**BATHROOM** Refitted suite comprising a double width shower cubicle, low level WC, hand basin built into a vanity unit, heated towel rail, and an obscured window to the rear aspect.

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## Outside

The property enjoys superb views over the green to the front. The front garden is enclosed by low level hedging and is predominantly laid to lawn, with a gate leading through to the rear garden. The rear garden is long, mainly laid to lawn with mature borders and hedging, a patio area suitable for tables and chairs, two storage sheds, a greenhouse, and a versatile area at the rear which could be used as a vegetable patch.

**SERVICES** Electric central heating to radiators. Mains water. Mains drainage. Mains electricity connected. NOTE: None of these services have been tested by the agent.

**LOCAL AUTHORITY** South Cambridgeshire District Council

**COUNCIL TAX BAND** C. (£2,078.04 per annum)

**EPC** TBC

**TENURE** Freehold.

**CONSTRUCTION TYPE** Brick & block rendered construction under tiled roof.

**COMMUNICATION SERVICES** (source Ofcom) Broadband: Yes. Speed: Up to 1800 mbps download, up to 220 mbps upload.  
Phone Signal: Yes. Provider: Coverage is likely with all providers.

**WHAT3WORDS** bungalows.walkaway.intensely

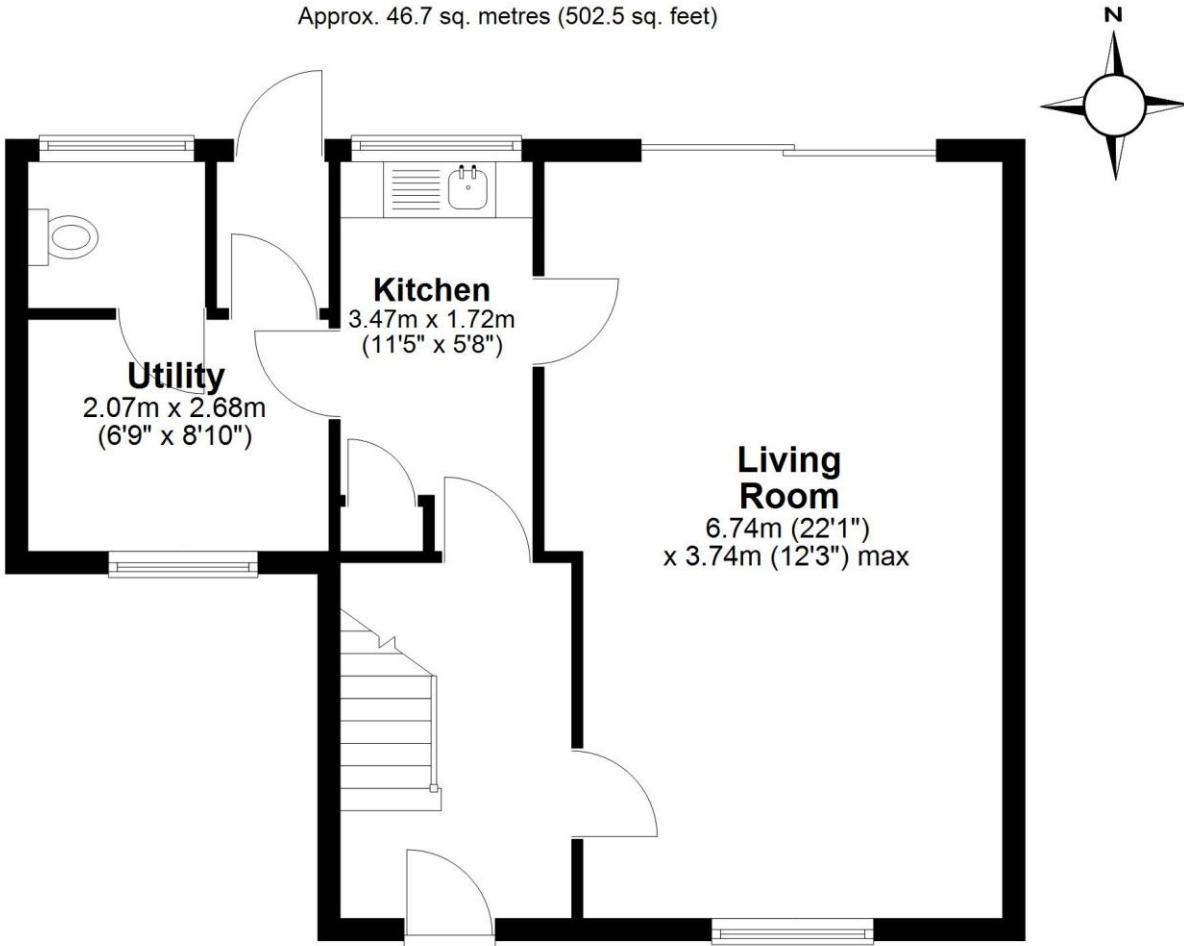
**VIEWING** Strictly by prior appointment only through DAVID BURR.

**NOTICE** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



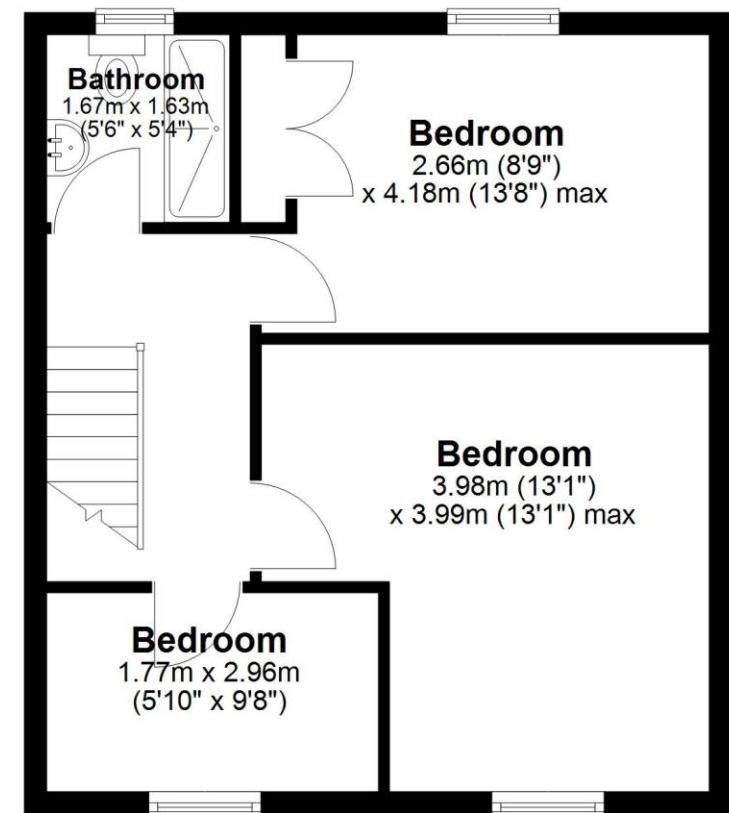
## Ground Floor

Approx. 46.7 sq. metres (502.5 sq. feet)



## First Floor

Approx. 39.6 sq. metres (426.0 sq. feet)



Total area: approx. 86.3 sq. metres (928.5 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

