



Pepperslade, Duxford Cambridge
Guide Price £240,000 **Freehold**

**Sharman
Quinney**

Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Contemporary two bedroom
- Bright and spacious lounge / diner
- Modern kitchen
- Low maintenance rear garden
- Excellent transport links including M11 and Whittlesford Parkway station

The accommodation begins with a welcoming entrance hall, leading to a sleek, recently updated kitchen and a bright, spacious lounge/diner, flooded with natural light from double-glazed windows and patio doors that open directly onto the garden, creating a perfect space for both relaxing and entertaining.

Upstairs, the property offers two generous double bedrooms, both well-proportioned, along with a stylish, contemporary family bathroom completed to a high standard.



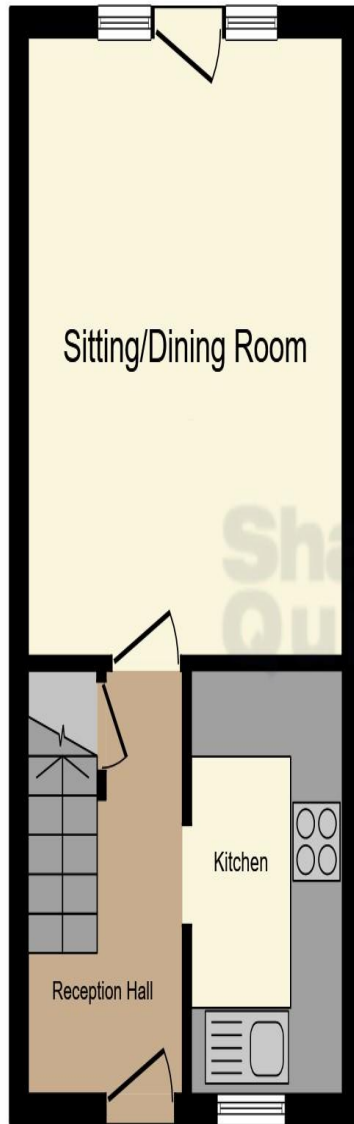
Outside, the rear garden has been designed for modern living, with an attractive paved layout providing a low-maintenance yet inviting space, ideal for summer evenings or hosting guests.

To the front, the property benefits from allocated parking for two vehicles.

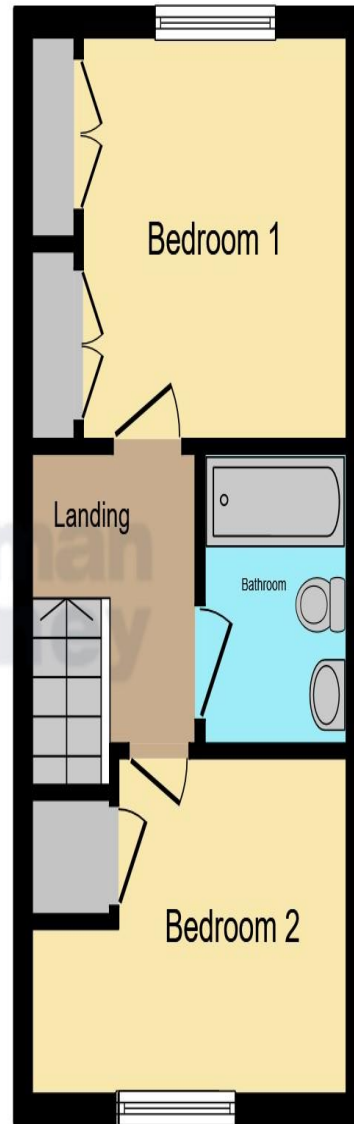
Set within the highly sought-after village of Duxford, approximately 10 miles south of Cambridge, the location perfectly balances rural charm with excellent connectivity. Surrounded by beautiful countryside and steeped in history, home to the renowned Imperial War Museum, Duxford offers a strong sense of community alongside everyday convenience.

Residents enjoy access to well-regarded local schools, a post office, village shop, and a selection of popular pubs and eateries, while commuters benefit from easy access to the M11 and Whittlesford Parkway station, providing direct links into Cambridge, London, and beyond.





Ground Floor



First Floor

- Entrance hall
- Kitchen - 2.9m x 1.7m (9'8 x 5'9)
- Lounge / diner - 4.3m x 3.6m (14'2 x 12')
- Bedroom one - 3.0m x 2.8m (10' x 9'2)
- Bedroom two - 3.68m x 2.36m (12' x 7'9)
- Bathroom

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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