



**Queens Row, Duxford, CB22 4RL**



**welcome to**

**Queens Row, Duxford**

An opportunity to purchase a two bedroom end- terrace home which benefits from a re-fitted kitchen, bathroom and has been well-maintained throughout. The property is conveniently located to the edge of the sought after village of Duxford with convenient road links to Cambridge and London.



### **Door To Entrance Hall**

4' 7" x 6' 7" ( 1.40m x 2.01m )

Tiled floor. Storage cupboards. Fridge/freezer.

### **Lounge**

12' 10" x 13' 4" ( 3.91m x 4.06m )

Staircase to first floor. Sliding door to rear. Radiator.

Window to side. Space and plumbing for automatic washing machine.

### **Kitchen**

7' 8" x 6' 8" ( 2.34m x 2.03m )

Comprising butler sink with mixer taps and work surface surrounds, built in oven and electric hob with extractor over, microwave, wood surfaces, tiled floors, radiator, window to front.

### **First Floor Landing**

Hatch to loft. Airing cupboard. Cupboard housing water tank and storage.

### **Bedroom One**

9' 10" x 9' 8" ( 3.00m x 2.95m )

Storage cupboard. Window to rear. Radiator.

### **Bedroom Two**

6' 8" x 6' 9" ( 2.03m x 2.06m )

Window to side. Radiator.

### **Bathroom**

Re-fitted suite comprising fully tiled bath with glass screen and shower over, wash hand basin, low flush WC, towel radiator.

### **Outside**

#### **Rear Garden**

Paved patio area with shed and fence surround.



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## **Queens Row, Duxford**

- Situated in a convenient location for travel to both Cambridge and London.
- Re-fitted kitchen and modern bathroom.
- Two bedrooms.
- Private garden to rear.
- Off-street car parking to side.

Tenure: Freehold EPC Rating: E

Council Tax Band: B

offers in the region of

**£250,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RYN110454 - 0004

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