



Queens Row, Duxford, CB22 4RL


**william
h brown**

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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welcome to

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



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Property Ref:
RYN110454 - 0004

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Please note the marker reflects the postcode not the actual property

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