



Whitehall Gardens, Duxford, Cambridge, CB22 4QL

**CHEFFINS**

## Whitehall Gardens

Duxford, Cambridge,  
CB22 4QL

A well presented 2 bedroom mid terraced house located within the Heathfield development close to Duxford Imperial War Museum. The accommodation comprises entrance hall, kitchen, living room, 2 double bedrooms and bathroom. Enclosed rear garden. We regret no sharers. Unfurnished. Available Now. EPC: D and Council Tax Band: C.

### LOCATION

Situated just off the A505 near the Imperial War Museum at Duxford, the property is well positioned for access to the surrounding area. The university city of Cambridge lies approximately 8.5 miles to the north, while the market town of Saffron Walden is around 10 miles to the south. A mainline rail station is conveniently located about 2.1 miles away at Whittlesford, and access to the M11 motorway (Junction 10) is roughly 0.7 miles away. All distances are approximate.

2 1 1

£1,225 Per Month





## KITCHEN

base and wall units, work top, one and a quarter bowl sink with window to front aspect above, integrated electric hob with extractor hood above, oven below, undercounter fridge, freezer and washing machine, water softener, understairs storage cupboard with fitted shelving and door to:

## LIVING ROOM

recess shelf, window overlooking garden, door to:

## REAR LOBBY

stairs rising to first floor and door out to garden.

## STAIRS/LANDING

doors leading into bedrooms and bathroom.

## BEDROOM 1

built-in wardrobe, further cupboard housing immersion heater and window to rear aspect.

## BEDROOM 2

window to front aspect.

## BATHROOM

shower over bath with glass shower screen, low level w.c., wash hand basin with vanity unit below and mirror above, window to front aspect with obscured glass.

## OUTSIDE

open front garden principally laid to lawn with paved pathway leading to the front entrance door. Parking on communal gravelled area. Enclosed rear garden principally laid to gravel with a patio area and rear access gate.

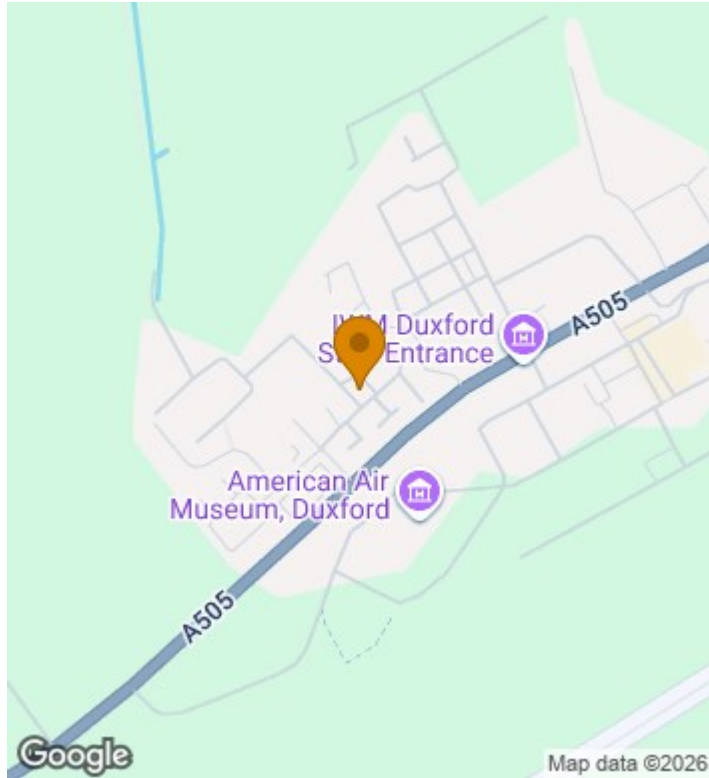
## LETTING AGENT NOTES

For more information on this property please refer to the Material Information brochure on our Website.

Holding Deposit - £282

Deposit - £1413

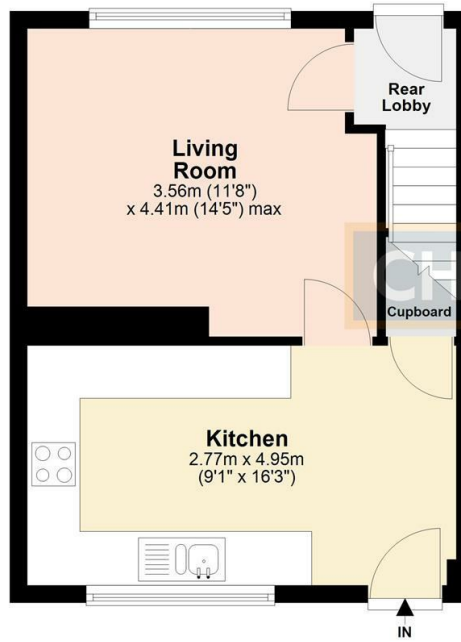




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			87
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### Ground Floor

Approx. 33.1 sq. metres (356.6 sq. feet)



### First Floor

Approx. 31.0 sq. metres (333.7 sq. feet) (excluding Cupboard)



Total area: approx. 64.1 sq. metres (690.2 sq. feet)

Agents note:  
 For more information on this property please refer to the Material Information Brochure on our website.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.