



Morden Road, Papworth Everard  
CB23 3UN

**Pocock + Shaw**

10 Morden Road  
Papworth Everard  
Cambridge  
Cambridgeshire  
CB23 3UN

A two bedroom semi-detached house enjoying a pleasant cul de sac location within this popular village to the west of Cambridge.

- Two bedroom semi detached house
- Popular village location
- Cul de Sac position
- Parking for up to 4 vehicles
- Landscaped garden with covered decked area
- Electric heating and double glazing
- White goods to remain
- Useful attached workshop
- No upward chain

Guide Price £255,000



Centrally located between the popular market towns of St. Neots, St Ives and Huntingdon, and approximately 12 miles from the City of Cambridge, Papworth Everard is an ever-popular location for commuters wanting a quieter Village lifestyle. Papworth is served by popular school catchments, Pendragon Primary School and Swavesey Village College. The Village also benefits from two nurseries and a pre-school. Further amenities for families include play parks, and the highly popular Splash Park. A small parade of shops provides a central hub for the Village, including a convenience store, post office, veterinary surgery, chip shop, deli, library, hair and beauty salon, and coffee shop/micro pub. Papworth further benefits from a combined pharmacy and doctor's surgery, playing fields and an award winning Indian restaurant. For the sports enthusiasts, Papworth has community running and cycling clubs. King George's Playing Field and Pavilion (in memorial to King George V) provides football and cricket pitches, a bowling green, and floodlit tennis courts. Papworth also offers a easy access to major road links, train stations and amenities, making it the ideal location for commuters and families alike.

Offered with no upward chain, the accommodation in detail comprises;

**Storm porch** with outside light and part glazed front door to:

**Entrance lobby** with stairs to first floor, wall mounted electric panel heater, laminate wood flooring.

**Sitting room** 13'2" x 10'2" (4.02 m x 3.11 m) with bow window to front, wall mounted electric storage heater, TV point, laminate wood flooring.

**Kitchen/Dining room** 13'3" x 9'2" (4.04 m x 2.79 m) with window to rear, glazed patio door and full length glazed panel to rear decked area, good range of fitted wall and base units with work surfaces and tiled splashbacks, stainless steel sink unit and drainer, built in Hotpoint electric oven with Zanuzzi electric hob and stainless steel extractor hood over, Hotpoint washing machine and Sharp under counter fridge to remain. Built in cupboard, wall mounted electric storage heater, vinyl flooring to dining area.

## First Floor

**Landing** with window to side, Dimplex storage heater, loft access hatch, airing cupboard with factory lagged hot water tank and slatted wood shelving.

**Bedroom 1** 13'3" x 9'5" (4.03 m x 2.86 m) with two windows to front, deep built in over stairs cupboard with shelving, double doors to built in wardrobe cupboard with shelf and clothes hanging rail, wall mounted electric slim line heater.

**Bedroom 2** 11'0" x 6'9" (3.35 m x 2.06 m) with window to rear, wall mounted electric panel heater.

**Outside** Open plan lawn area to front with flower and shrub borders and tree, path to front door and adjacent driveway parking for one vehicle and leading onto the lean to workshop (see later)

**Bathroom** with window to rear, panelled bath with part tiled/aqua board surround, glass shower screen and Triton electric shower over, WC, wash handbasin with recessed/tiled display shelf over, chrome heated towel rail.

**Landscaped rear garden** 32'10" x 21'4" (10.00 m x 6.50 m) well tended garden with timber decked area with covered pergola over, outside light and water tap leading onto a shaped lawn and further paved seating areas, flower and shrub borders, rear access gate leading to two further car parking spaces.

**Timber Workshop** timber construction with corrugated tin roof, lighting, divided into two areas

**Front area** 15'3" x 6'2" (4.65 m x 1.88 m) with door and glazed window to front, work bench, shelving, paved flooring, bike anchor points.

**Rear area** 6'2" x 13'7" (1.88 m x 4.13 m) with door and upvc window to side, window and doorway to front area, floor with bike anchor points.



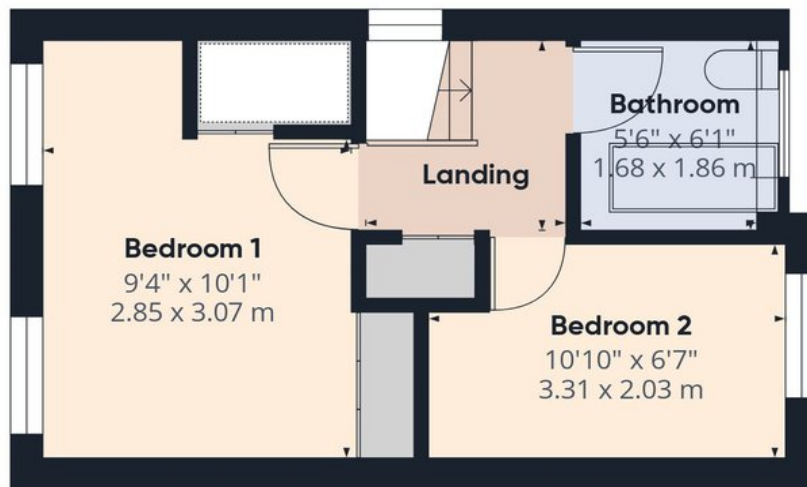
**Services** All mains services with the exception of gas.

**Tenure** The property is Freehold

**Council Tax** Band B

**Viewing** By Arrangement with Pocock + Shaw





**Approximate total area**

739 ft<sup>2</sup>  
68.6 m<sup>2</sup>

**Balconies and terraces**

193 ft<sup>2</sup>  
17.9 m<sup>2</sup>



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested