



Queens Row, Duxford, CB22 4RL

welcome to

Queens Row, Duxford

Spacious and well-presented 2 bedroom terraced home offered with no upward chain, enclosed courtyard style garden, and good-sized store/workshop to rear. Ideal for a first time buy or investment property, viewing is highly recommended.



Door To Entrance Hall

Built in storage cupboard with sliding doors. Door to lounge/diner and kitchen.

Kitchen

8' 2" x 7' 1" (2.49m x 2.16m)

Kitchen comprising stainless steel sink unit with mixer taps and work surface surrounds, space for kitchen appliances including cooker and fridge-freezer, base and wall units, part tiled walls, radiator, double glazed window to front.

Lounge/Diner

13' 5" x 13' 1" (4.09m x 3.99m)

Stairs to first floor landing with understair cupboard and shelving. Radiator. Double glazed double french doors to rear garden.

First Floor Landing

Hatch to loft. Storage cupboard. Doors to:

Bedroom One

10' 4" x 9' 10" (3.15m x 3.00m)

Built in wardrobe. Radiator. Double glazed window to rear.

Bedroom Two

7' 1" x 6' 11" (2.16m x 2.11m)

Radiator. Double glazed window to front.

Family Bathroom

7' 1" x 5' 11" (2.16m x 1.80m)

Lovely fitted bathroom suite comprising bath with shower over, low flush WC, wash hand basin with cupboards below, part tiled walls, radiator. window to front.

Outside

Rear Garden

To the rear there is small enclosed courtyard style garden with gate for rear access and fence surround. There is access to large store/workshop area to side.

Parking

There is off-road parking to the front of the property.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

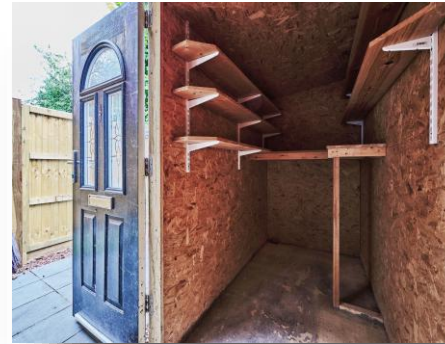
Queens Row, Duxford

- Spacious terraced home in sought-after location.
- 2 bedrooms.
- Spacious lounge/diner and separate kitchen.
- Lovely fitted bathroom suite.
- Enclosed courtyard style garden.

Tenure: Freehold EPC Rating: E
Council Tax Band: B

offers in excess of

£240,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RYN110864 - 0003

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