



**Grange Road, Duxford CB22 4QE**

**welcome to**

## **Grange Road, Duxford**

Offered with no upward chain and landscaped gardens to both front and rear, a spacious 3 double bedroom detached bungalow with single garage and off-road parking. Viewing highly recommended.



### Door To Entrance Hall

Built in storage. Radiator. Double glazed windows to front and side. Doors to:

### Lounge

16' 8" x 14' 1" ( 5.08m x 4.29m )

Feature fireplace with hearth, brick surround, and mantle over. Radiator. Double glazed window to front. Door to side. Door to kitchen and inner hall.

### Kitchen

12' 6" x 7' 7" ( 3.81m x 2.31m )

Fitted kitchen comprising built in oven and hob, stainless steel sink unit with mixer taps and work surface surrounds, range of base and wall units, space for fridge and other appliances, part tiled walls, recess lighting, double glazed door and window to side.

### Study

11' 10" x 8' 4" ( 3.61m x 2.54m )

Twin storage cupboards. Radiator. Double glazed window to front.

(This room is part converted from the garage with a stud wall which could be removed to revert back)

### Inner Hall

Hatch to loft. Archways. Doors to:

### Bedroom One

16' 1" x 10' 6" ( 4.90m x 3.20m )

Fitted wardrobes. Radiator. Double glazed window to rear.

### Bedroom Two

11' 2" x 10' 7" ( 3.40m x 3.23m )

Radiator. Double glazed window to rear.

### Bedroom Three

10' 10" x 7' 7" ( 3.30m x 2.31m )

Radiator. Double glazed window to rear.

### Bathroom

Suite comprising bath with electric shower over, low flush WC, wash hand basin, wall and floor tiling, radiator, window to side.

### Outside

#### Rear Garden

Lovely landscaped enclosed rear garden with paved patio areas to both sides, lawn area with mature flower beds to borders and paved block path leading to decorative pond. The garden is enclosed by fencing and has a gate to side providing side access.

#### Front Garden

The property is set back off the road with bush and fence surround, with large lawn area with flower beds.

#### Garage

8' 2" x 4' 9" ( 2.49m x 1.45m )

Single garage to side with up and over door, with gravel drive to front providing off-road parking.

### 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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## **Grange Road, Duxford**

- Spacious and well-presented detached bungalow offered with no upward chain.
- 3 double bedrooms.
- Spacious lounge and separate kitchen.
- Study.
- Enclosed landscaped rear garden.

Tenure: Freehold EPC Rating: E

Council Tax Band: D

**£550,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RYN110699 - 0007

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