



Whitehall Gardens, Duxford, Cambridge, CB22 4QL

CHEFFINS

Whitehall Gardens

Duxford, Cambridge,
CB22 4QL

A well presented 2 bedroom semi detached house located on the edge of Duxford. The accommodation comprises entrance hall, kitchen, living room, 2 double bedrooms and bathroom. Enclosed rear garden. We regret no pets or sharers. Unfurnished. Available Now. EPC: D and Council Tax Band: C.

LOCATION

Located off the A505 close to Duxford Imperial War Museum. The University city of Cambridge is about 8.5 miles north and the market town of Saffron Walden is about 10 miles south. The nearest mainline station is situated close by at Whittlesford 2.1 miles distant and the M11 motorway access point (junction 10) is around 0.7 mile distant. Distances approximate.

2 1 1

£1,195 PCM





STORM PORCH COVERING PANELLED GLAZED ENTRANCE DOOR to:

KITCHEN

base and wall units, work top, one and a quarter bowl sink with double glazed 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 panelled door to:

LIVING ROOM

recess shelf with brick surround, double glazed window overlooking garden, panelled door to:

REAR LOBBY

stairs rising to first floor, panelled glazed door out to garden.

STAIRS/LANDING

panelled doors leading into bedrooms and bathroom.

BEDROOM 1

built-in wardrobe fitted with clothes rail and shelving, further cupboard housing immersion heater and double glazed window to rear aspect.

BEDROOM 2

double glazed 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, double glazed window fitted with privacy glass out onto front aspect.

OUTSIDE

To the front the property is approached off Whitehall Gardens via a paved pathway leading to the front entrance door with the remainder of the front garden being mainly laid to lawn, parking on communal gravelled area.

To the rear of the property is a private garden which is principally laid to gravel with a patio area led directly off the rear part of the property, further paved area to the rear and a timber access gate.

LETTING AGENT NOTES

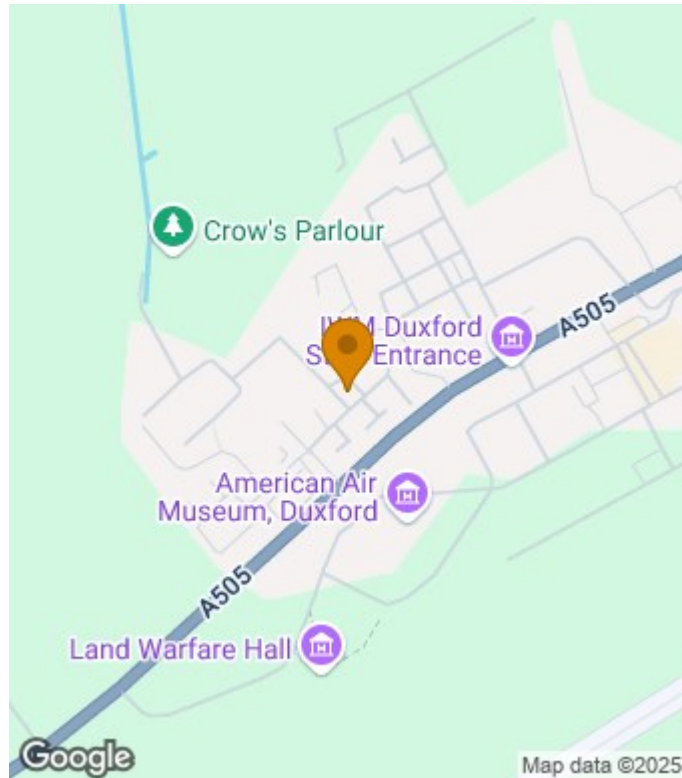
For more information on this property please refer to the Material Information brochure on our Website.

Term - Minimum 12 month tenancy

Holding Deposit - £275

Deposit - £1378





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(49-54) E		
(21-48) F	61	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

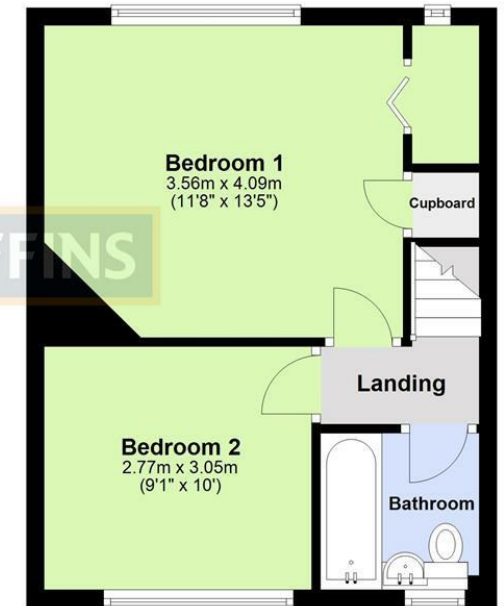
Ground Floor

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



First Floor

Approx. 31.8 sq. metres (342.5 sq. feet)



Total area: approx. 64.9 sq. metres (699.1 sq. feet)

Note: Not to scale - For guidance purposes only

Plan produced using PlanUp.

Clifton House, 1-2 Clifton Road, Cambridge, Cambridgeshire, CB1 7EA | 01223 271916 | cheffins.co.uk

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.



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