



Field Row, Kingston, CB23 2NH

CHEFFINS

Field Row

Kingston,
CB23 2NH

A recently decorated three bedroom semi detached home situated in a desirable position with attractive outlooks to the front overlooking a well maintained green area with mature trees. The bright and airy accommodation extends to approximately 875 sq. ft. arranged over two floors and offers fantastic potential for extension (STPP).

LOCATION

Kingston is a highly sought-after and most picturesque village in the heart of the Cambridgeshire countryside. The village is within easy reach of Cambridge via the A603 and there are mainline stations at Royston, Foxton and Shepreth that provide a direct service to Cambridge and London. The village is also within catchment for Bourn Primary School and Comberton Village College - both OFSTED rated "outstanding".



Guide Price £295,000





ENTRANCE HALLWAY

With window to the front aspect, entrance door, under stairs storage cupboard, stairs to the first floor, doors to:

KITCHEN/BREAKFAST ROOM

With window to the rear aspect, range of matching eye and base level units, worktop with inset sink and drainer, space for oven with extractor hood over, space appliances including washing machine and under counter fridge, cupboard housing boiler, tiled floor, door to the garden.



LOUNGE

With window to the front and rear aspect.

FIRST FLOOR

LANDING

With window to the front aspect, loft access via hatch, integral storage cupboard, doors to:

BEDROOM 1

With window to the front aspect.

BEDROOM 2

With window to the rear aspect.

BEDROOM 3

With window to the side aspect.

BATHROOM

With window to the rear aspect, suite comprising; low level wc, pedestal wash basin, panelled bath with shower over, part tiled walls.

OUTSIDE

The rear garden is mostly laid to lawn with a selection of mature shrubs and trees, an outside tap, storage shed and side access.

AGENTS NOTES

There is an adhoc maintenance charge for maintenance of communal areas.





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

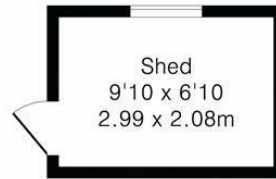
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Tenure - Freehold

Council Tax Band - D

Local Authority - South Cambridgeshire District

Council



Outbuilding

Approximate Gross Internal Area 875 sq ft - 82 sq m

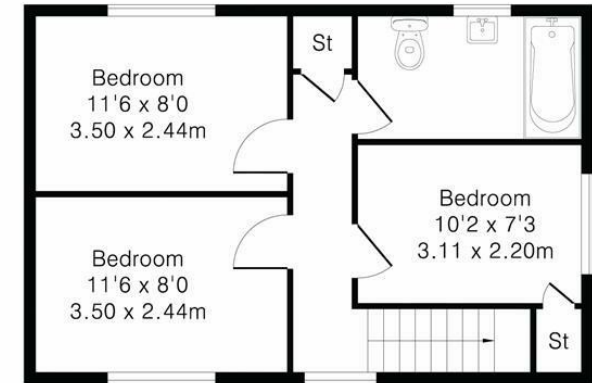
Ground Floor Area 404 sq ft - 38 sq m

First Floor Area 404 sq ft - 38 sq m

Outbuilding Area 67 sq ft - 6 sq m



Ground Floor



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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.

