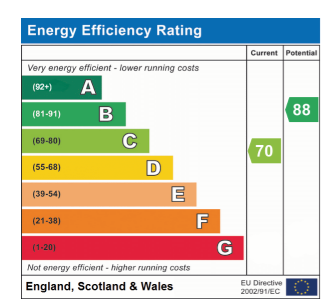




Byfield Road, Papworth Everard CB23 3UQ

£250,000

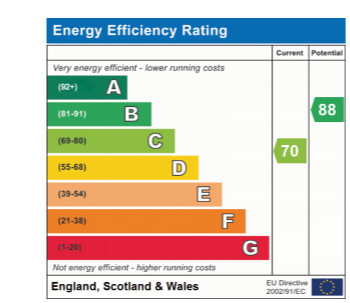
- End Terrace Property
- Two Double Bedrooms
- En Suite To Principal Bedroom
- Kitchen/Dining Room
- Two Car Driveway
- Private Gardens
- Desirable Village Location 20 Minutes From Central Cambridge
- Close To School, Shops And Services
- Ideal First Time Buy Or Buy To Let Opportunity



Byfield Road, Papworth Everard CB23 3UQ

£250,000

- End Terrace Property
- Two Double Bedrooms
- En Suite To Principal Bedroom
- Kitchen/Dining Room
- Two Car Driveway
- Private Gardens
- Desirable Village Location 20 Minutes From Central Cambridge
- Close To School, Shops And Services
- Ideal First Time Buy Or Buy To Let Opportunity



Integral Storm Canopy Over

UPVC double glazed panel door to

Entrance Hall

7' 0" x 4' 1" (2.13m x 1.24m)

Fuse box and master switch, stairs to first floor, single panel radiator, recessed lighting, coving to ceiling.

Sitting Room

16' 5" x 9' 2" (5.00m x 2.79m)

UPVC window to front aspect, two radiators, coving to ceiling, TV point, telephone point, inner door to

Kitchen/Breakfast Room

13' 3" x 9' 11" (4.04m x 3.02m)

Fitted in a range of base and wall mounted cabinets with complementing work surfaces and tiled surrounds, single drainer one and a half bowl stainless steel sink unit with mixer tap, appliance spaces, wall mounted gas fired central heating boiler serving hot water system and radiators, glass fronted display cabinets, space for fridge freezer, drawer units, integral electric stainless steel oven with integral gas hob, bridging unit and extractor fitted above, recessed lighting, UPVC door and window to rear aspect, understairs storage cupboard, LVT flooring.

First Floor Landing

Access to insulated loft space with ladder, lighting and part boarded, UPVC window to side aspect, single panel radiator.

Bedroom 1

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

UPVC window to front aspect, double wardrobe with hanging and shelving, airing cupboard housing hot water cylinder, shelving and storage, radiator.

Bedroom 2

9' 10" x 6' 11" minimum (3.00m x 2.11m)

UPVC window to garden aspect, wardrobe with hanging and shelving, radiator.

En Suite Shower Room

6' 9" x 6' 4" (2.06m x 1.93m)

Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin with mixer tap, extensive tiling, screened shower enclosure with independent shower unit fitted over, recessed lighting, radiator, extractor, vinyl floor covering.

Family Bathroom

6' 7" x 6' 1" (2.01m x 1.85m)

Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin with tiling, panel bath, UPVC window to rear aspect, recessed lighting, extractor, single panel radiator, vinyl flooring.

Outside

To the front there is parking provision for two large vehicles and a pleasantly arranged front garden with lawn, stocked rose beds and shrub borders enclosed by mature hedging. The rear garden measures approximately 41' 0" x 14' 5" (12.50m x 4.39m) with a central area of lawn, ornamental trees, stocked shrub borders, paved terrace with outside lighting and tap. Gated access extends to the side and the garden is enclosed by a combination of panel fencing and offers a good degree of privacy.

Tenure

Freehold

Council Tax Band - C

Integral Storm Canopy Over

UPVC double glazed panel door to

Entrance Hall

7' 0" x 4' 1" (2.13m x 1.24m)

Fuse box and master switch, stairs to first floor, single panel radiator, recessed lighting, coving to ceiling.

Sitting Room

16' 5" x 9' 2" (5.00m x 2.79m)

UPVC window to front aspect, two radiators, coving to ceiling, TV point, telephone point, inner door to

Kitchen/Breakfast Room

13' 3" x 9' 11" (4.04m x 3.02m)

Fitted in a range of base and wall mounted cabinets with complementing work surfaces and tiled surrounds, single drainer one and a half bowl stainless steel sink unit with mixer tap, appliance spaces, wall mounted gas fired central heating boiler serving hot water system and radiators, glass fronted display cabinets, space for fridge freezer, drawer units, integral electric stainless steel oven with integral gas hob, bridging unit and extractor fitted above, recessed lighting, UPVC door and window to rear aspect, understairs storage cupboard, LVT flooring.

First Floor Landing

Access to insulated loft space with ladder, lighting and part boarded, UPVC window to side aspect, single panel radiator.

Bedroom 1

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

UPVC window to front aspect, double wardrobe with hanging and shelving, airing cupboard housing hot water cylinder, shelving and storage, radiator.

Bedroom 2

9' 10" x 6' 11" minimum (3.00m x 2.11m)

UPVC window to garden aspect, wardrobe with hanging and shelving, radiator.

En Suite Shower Room

6' 9" x 6' 4" (2.06m x 1.93m)

Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin with mixer tap, extensive tiling, screened shower enclosure with independent shower unit fitted over, recessed lighting, radiator, extractor, vinyl floor covering.

Family Bathroom

6' 7" x 6' 1" (2.01m x 1.85m)

Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin with tiling, panel bath, UPVC window to rear aspect, recessed lighting, extractor, single panel radiator, vinyl flooring.

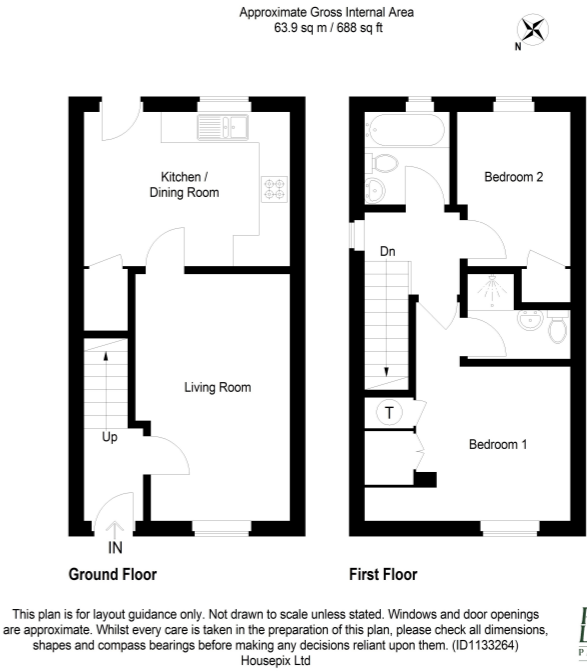
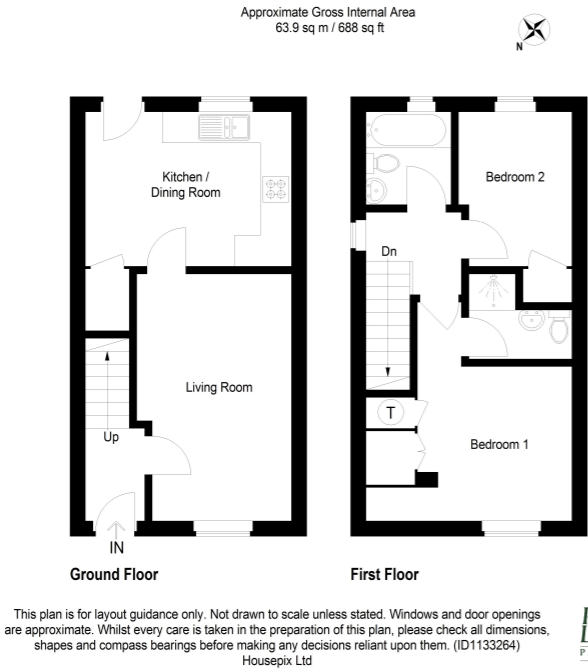
Outside

To the front there is parking provision for two large vehicles and a pleasantly arranged front garden with lawn, stocked rose beds and shrub borders enclosed by mature hedging. The rear garden measures approximately 41' 0" x 14' 5" (12.50m x 4.39m) with a central area of lawn, ornamental trees, stocked shrub borders, paved terrace with outside lighting and tap. Gated access extends to the side and the garden is enclosed by a combination of panel fencing and offers a good degree of privacy.

Tenure

Freehold

Council Tax Band - C



| | | | |
|---|---|--|---|
| Huntingdon 60 High Street Huntingdon 01480 414800 | Kimbolton 24 High Street Kimbolton 01480 860400 | St Neots 32 Market Square St. Neots 01480 406400 | Mayfair Office Cashel House 15 Thayer St, London 0870 1127099 |
|---|---|--|---|

Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and therefore do not constitute any part of any contract. Peter Lane & Partners or any employee therefore do not have the authority to make or give any warranties, guarantees or representation whatsoever in relation to this property.

| | | | |
|---|---|--|---|
| Huntingdon 60 High Street Huntingdon 01480 414800 | Kimbolton 24 High Street Kimbolton 01480 860400 | St Neots 32 Market Square St. Neots 01480 406400 | Mayfair Office Cashel House 15 Thayer St, London 0870 1127099 |
|---|---|--|---|

Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and therefore do not constitute any part of any contract. Peter Lane & Partners or any employee therefore do not have the authority to make or give any warranties, guarantees or representation whatsoever in relation to this property.