



15 Rectory Road

Cambridge  
CB22 4RY


Offers in Excess of  
**£300,000**



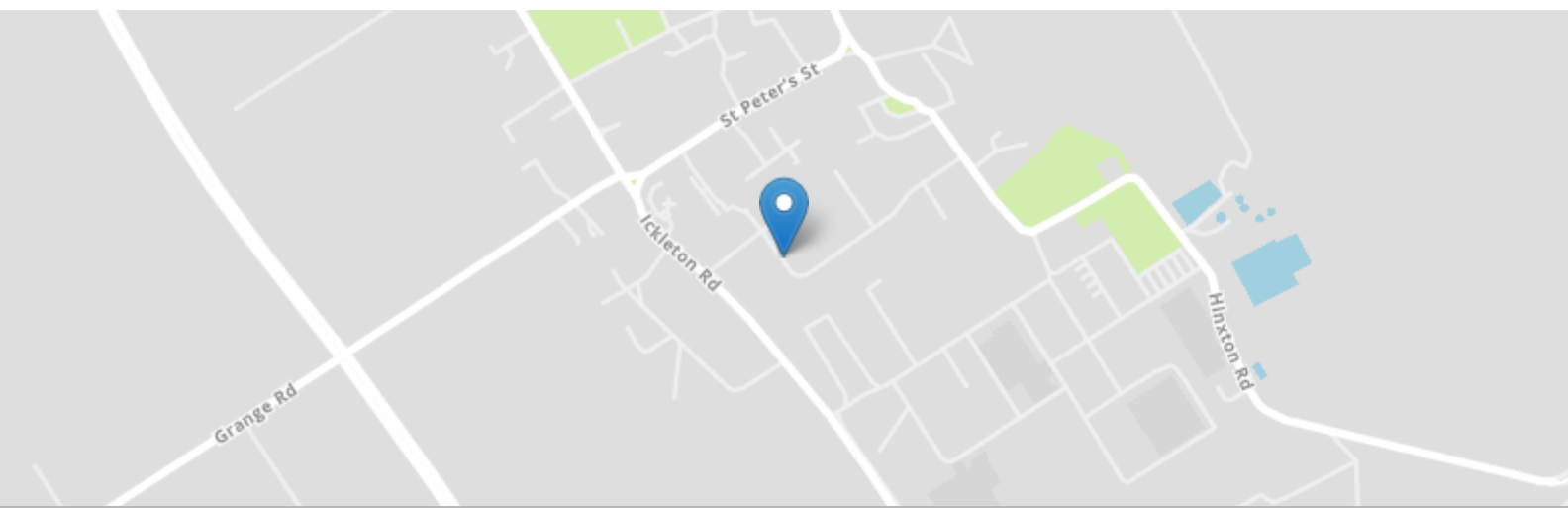
**BEE MOVING SOON**





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>81</b>
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b> <small>EU Directive 2002/91/EC</small> 		

**NO ONWARD CHAIN**  
**GENEROUS MATURE GARDEN**  
**TWO DOUBLE BEDROOMS**  
**DINING ROOM / BEDROOM THREE**  
**GARAGE & DRIVEWAY**  
**COUNCIL TAX BAND - B**  
**EPC - D / 67**  
**SQ FT - 888.6**





Positioned on the edge, of this highly regarded village, which is located on the Southern side of the City of Cambridge, is this well-presented two / three bedroom semi-detached, Hawksley built bungalow, which was modernised by the previous owners to provide this spacious and versatile bungalow, which is offered for sale with the benefit of no onward chain. Your attention is drawn directly to the mature rear garden, which is an abundance of colour and offers space to extended the property to side and rear aspects ( stpp)

The property is of Hawksley construction ( see agents notes ) accommodation comprises entrance hallway, lounge, dining room / bedroom three, kitchen, two bedrooms, shower room.

Duxford is one of South Cambridgeshire's most highly requested village locations, facilities include, local shops, gastro pubs, public houses, lodge hotel & restaurant and excellent travel links via the M11 and Whittlesford Railway Station which is just over one mile away providing links into London & Cambridge.













### ENTRANCE HALLWAY

A spacious entrance hallway, with double-glazed entrance door; radiator; doors leading to.

### LOUNGE

5.49m x 3.64m (18' 0" x 11' 11")

A welcoming main reception room with light flooding through the double-glazed window to front aspect, wooden flooring, radiator.

### KITCHEN

3.6m x 3.06m (11' 10" x 10' 0")

Double-glazed window and door to rear aspect, range of wall and base units with integral appliances including oven, hob, extractor; single sink drainer with mixer taps, plumbing for dishwasher; radiator.

### DINING ROOM / BEDROOM THREE

3.6m x 2.33m (11' 10" x 7' 8")

A versatile room which is currently being used as a dining room, however it has previously been used as a bedroom and home office. Double-glazed window to rear aspect, storage cupboard, loft access, wooden flooring, radiator.

### BEDROOM ONE

3.64m x 3.09m (11' 11" x 10' 2")

A generous master bedroom with double-glazed window to front aspect, single wardrobe with shelving, hanging and storage space, radiator.

### BEDROOM TWO

3.64m x 2.96m (11' 11" x 9' 9")

A further double bedroom which benefits from a single wardrobe with shelving, hanging and storage space, double-glazed window to rear aspect, radiator.

### SHOWER ROOM

Obscure double-glazed window to rear aspect, three piece shower suite comprising low level w/c, wash hand basin, shower cubicle, tiled flooring, fully tiled walls, storage cupboard, radiator.

### OUTSIDE SPACE

The property is position on a generous plot, which is majority laid to lawn with a wide variety of mature plants and shrubs, part enclosed by panel fencing, timber framed storage shed.

### GARAGE & DRIVEWAY

To the side of the property is a generous driveway, which leads to a garage with split opening door.

### AGENTS NOTES

The property is of Hawksley construction type, with a cosmetic brick surround. We would recommend if you require a mortgage, you discuss this type of construction with your mortgage advisor; prior to viewings or placing an offer.



## FLOORPLAN

### Ground Floor

Approx. 82.6 sq. metres (888.6 sq. feet)



Total area: approx. 82.6 sq. metres (888.6 sq. feet)

Floor plan to be used for guidance only.  
Plan produced using PlanUp.







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