



Haymans Way, Papworth Everard CB23 3XL

£270,000



- Impressive Mid Terrace Property
- Two Double Bedrooms
- Re-Fitted Shower Room
- Off Road Parking For Two Cars
- Enclosed Rear Garden
- Field Views To Front
- Desirable Cul De Sac Location
- Excellent Village Amenities
- Popular Cambridgeshire Village
- Ideal First Time Purchase

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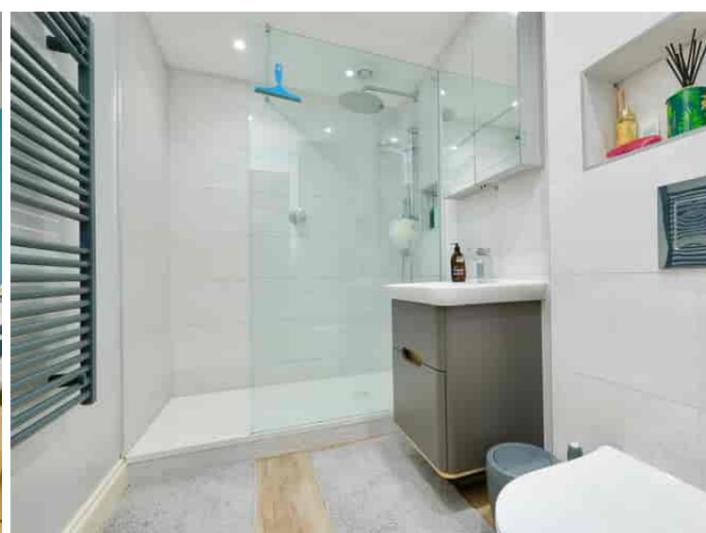
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Approximate Gross Internal Area  
64.3 sq m / 692 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1275661)  
Housepix Ltd



## Solid Entrance Door To

### Entrance Porch

Coats hanging area.

### Sitting Room

5.4m x 3.76m (17' 9" x 12' 4")

Box bay window to front aspect, coving to ceiling, electric heater, under stairs storage cupboard, stairs to first floor.

### Kitchen/Breakfast Room

12' 2" x 8' 11" (3.71m x 2.72m)

Double glazed window to rear, double glazed French doors to rear, fitted in a range of base and wall mounted units, drawer units, complementing work surfaces, sink with mixer tap over, tiled surrounds, integrated slimline dishwasher, integrated fridge freezer, space and plumbing for washing machine, integrated electric oven and hob with cooker hood over.

### First Floor Landing

#### Bedroom 1

12' 2" x 8' 8" (3.71m x 2.64m)

Double glazed window to front aspect, coving to ceiling, electric heater.

#### Bedroom 2

12' 2" x 9' 0" (3.71m x 2.74m)

Double glazed window to rear aspect, coving to ceiling, electric heater, built-in cupboard, fitted wardrobe range.

## Family Shower Room

Re-fitted in a three piece suite comprising low level WC with concealed cistern, vanity wash hand basin, double shower enclosure with fitted glazed screen, drench style shower head and additional hand held attachment, complementing tiling, heated towel rail, ceiling spot lights.

### Outside

To the front of the property is a picket style fence, raised sleeper bed, decorative slate borders, paviours and outside light. The rear garden is fully fence enclosed with decked seating area, timber sleeper borders, laid to lawn, stocked borders, garden shed, rear gated access leading to two parking spaces.

### Buyers Information

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.

### Tenure

Freehold

Council Tax Band - C

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