




88 Queens Close

Harston
CB22 7QN

Offers in Region of

£375,000



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

GUIDE PRICE £350,000 - £375,000

EXTENSION POTENTIAL (STPP)

CLOAKROOM & UTILITY

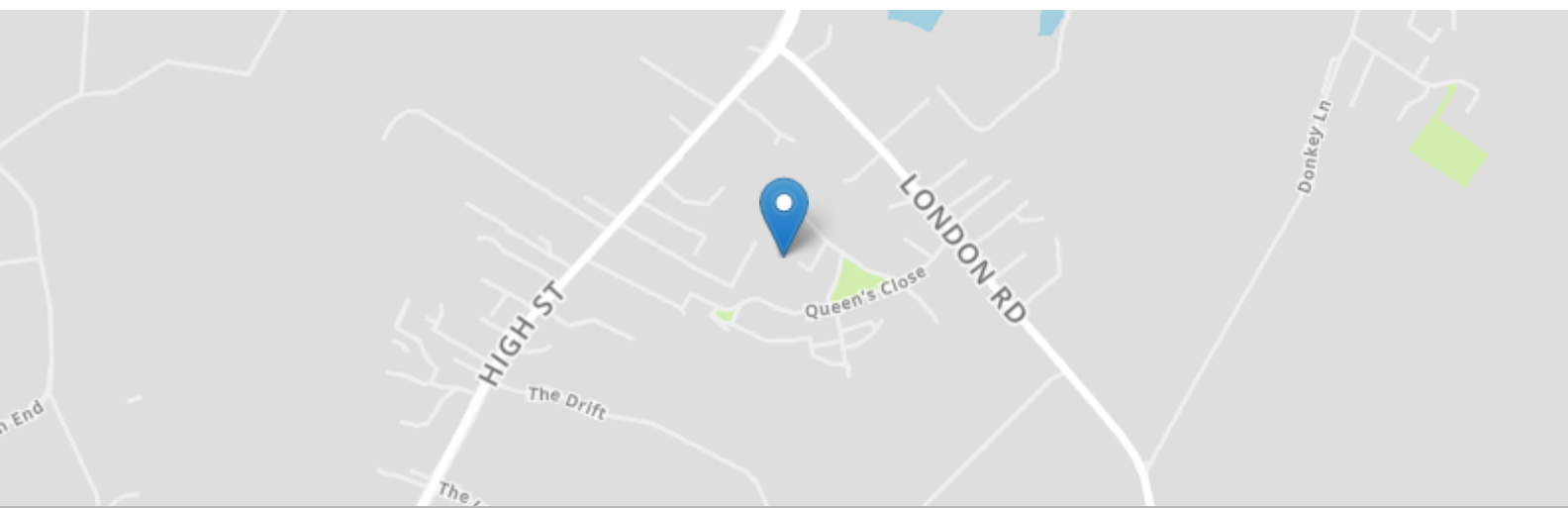
TWO DOUBLE BEDROOMS

FIRST FLOOR BATHROOM

COUNCIL TAX BAND - C

SQ FT - 924.7

EPC - D / 57



An excellent opportunity to purchase this established, semi detached property, which is positioned overlooking a local village green, in this highly regarded village. Many homes in Queens Close have been extended to side and rear aspects and this property offers this in abundance (stpp) The property would benefit from modernisation and updating and is offered for sale with no onward chain.

The property is of traditional brick construction and accommodation comprises entrance hall, lounge, kitchen / dining room, rear lobby, cloakroom, utility, two double bedrooms and four piece bathroom.

Harston is one of the most popular villages to the South of the City, the village benefits from an highly regarded local primary school, excellent road links via the M11 & A10, close proximity to Foxton Railway Station. The village itself benefits from a local village store, doctors surgery, petrol station, hairdressers, public house / restaurant.







ENTRANCE HALLWAY

A welcoming entrance hallway with double-glazed entrance door; stairs rising to first floor accommodation, radiator; doors leading to.

LOUNGE

5.809m x 3.2m (19' 1" x 10' 6")

A spacious main reception room which benefits from being of dual aspect allowing the light to flood through via the double-glazed window to front aspect and double-glazed patio doors to rear aspect, gas fire with brick surround, radiator.

KITCHEN / DINING ROOM

4.78m x 2.88m (15' 8" x 9' 5")

Double-glazed window to rear aspect, range of wall and base mounted units incorporating fitted appliances including oven, hob, extractor; dish washer, single sink drainer with mixer taps, part tiled walls, radiator.

REAR LOBBY

Double-glazed door to side aspect, generous storage cupboard, doors to.

CLOAKROOM

Obscure double-glazed window to side aspect, low level w/c, radiator.

UTILITY ROOM

2.04m x 1.72m (6' 8" x 5' 8")

Obscure double-glazed window to side aspect, plumbing for washing machine.

LANDING

Double-glazed window to side aspect, loft access, radiator; doors leading to.

BEDROOM ONE

5.03m x 2.98m (16' 6" x 9' 9")

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

BEDROOM TWO

3.5m x 2.73m (11' 6" x 8' 11")

A further double bedroom with double-glazed window to rear aspect, bespoke bedroom furniture with shelving, hanging and storage space, radiator.

BATHROOM

Four piece bathroom suite comprising low level w/c, wash hand basin, bath, shower cubicle, obscure double-glazed window to rear aspect, tiled walls, radiator.

TO THE FRONT OF THE PROPERTY

Retained behind a dwarf brick wall with double entrance gate, area of hard standing providing off road parking, area laid to lawn with mature shrubs.

GARDEN

Part enclosed with side access, laid to lawn, mature plants and shrubs.

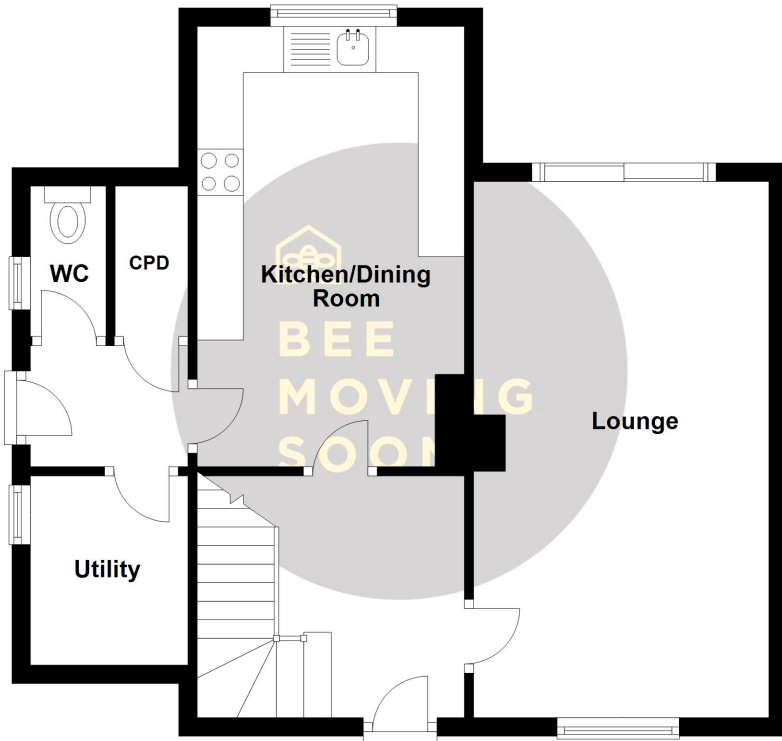
GARAGE

Positioned at the rear of the garden, with up and over door. Agents notes - garage is in very poor condition, we have not taken the garage into consideration when arriving at the valuation of the property, due to the fact we expect it will have to be removed / repaired.

FLOORPLAN

Ground Floor

Approx. 50.3 sq. metres (541.6 sq. feet)



First Floor

Approx. 35.6 sq. metres (383.1 sq. feet)



Total area: approx. 85.9 sq. metres (924.7 sq. feet)

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





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