



TOTAL APPROX. FLOOR AREA 751 SQ.FT. (69.8 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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- Beautifully presented Bungalow
- Offered for sale with no chain
- Two bedrooms
- Quiet no through road location
- Lounge
- Conservatory/dining room
- Kitchen/breakfast room
- Underfloor heating
- Enclosed rear garden

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A leading independent property service provider with offices in **Cambridge, St Ives, Royston, Hitchin & Ware**.

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General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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Written quotations available on request. All loans secured on property. Life assurance is usually required.



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## JUBILEE WAY, STEEPLE MORDEN, ROYSTON

Looking to downsize? Considering a property that is in a quiet location and is ready to move in to? I hope your search is over. This is a stunning bungalow set in a quiet no through road location in the heart of the this popular South Cambs village. Offered for sale with no chain this home must be viewed to be appreciated.

2 1 1 EPC

GUIDE PRICE

**£350,000**



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## INTRODUCTION

Steeple Morden is an attractive and sought after South Cambridgeshire village offering primary school, public house. The village is conveniently situated a few minutes drive from Ashwell with its village shop, butchers and bakers. Royston and the city of Cambridge are close by, both offering an excellent range of shopping and educational facilities, together with mainline railway stations with regular services to London.

## FRONT DOOR TO

## RECEPTION HALL

Large walk in closet with fitted shelves and hanging space. Door to:

## LOUNGE 15' 11" x 10' 5" (4.87m x 3.20m)

Double glazed window to front.

## KITCHEN/BREAKFAST ROOM 12' 1" x 7' 6" (3.70m x 2.30m)

Double glazed window to rear and double glazed door opening to conservatory. Range of fitted wall and base units with worksurfaces over. Inset 1 and 1/2 bowl drainer sink unit with mixer tap. Integrated 4 ring ceramic hob with extractor hood over. Built in double electric oven, dishwasher and washing machine. Space for fridge freezer.

## MASTER BEDROOM 12' 9" x 8' 3" (3.91m x 2.52m)

Double glazed window to front. Fitted double wardrobe.

## BEDROOM TWO 6' 6" x 8' 3" (2.71m x 2.52m)

Double glazed window to rear.

## BATHROOM

Double glazed window to rear. Three piece suite comprising a panel enclosed bath with jacuzzi jets and shower over. Low level WC and pedestal wash hand basin inset into vanity cabinet. Fully tiled walls and flooring. Heated towel rail radiator.

## OUTSIDE

## REAR GARDEN

An attractive enclosed rear garden mainly laid to lawn with a range of shrub borders. Paved patio and timber deck terrace. Brick built garden shed and gated rear access.

## FRONT GARDEN

Landscaped lawned garden with path to front door.

