



Connells

Roe Walk
Upper Cambourne



Roe Walk offers a fantastic, bright living space with a floor to ceiling window to the garden, generous bedrooms with built in wardrobes and an inviting kitchen space featuring integrated appliances.

Entrance Hall

Door to front, window to front, cupboard, spot lights, stairs to first floor accommodation, radiator.

Cloakroom

Window to front, wash hand basin, WC, tiled splash back, fitted cupboard, radiator.

Lounge/Diner

Full length window to rear, windows and door to rear, under stairs cupboard, television point, telephone point, two radiators.

Kitchen

Window to front, fitted kitchen with a range of wall and base units, work surface over, tiled splash back, stainless steel sink and drainer, electric oven, gas hob, cooker hood, integrated dishwasher, fridge/freezer and washing machine, tiled flooring, spot lights.

Landing

Loft access, airing cupboard, storage cupboard over stairs.



Bedroom One

Window to front, built in wardrobe, telephone point, radiator.

Bedroom Two

Window to rear, telephone point, built in cupboard, radiator.

Bedroom Three

Window to front, telephone point, radiator.

Bathroom

Window to rear, bath with mixer taps and shower over, glass shower screen, wash hand basin, WC, vanity mirror with shaver point, chrome heated towel rail.

Front Garden

Path to front, mature hedgerow with landscaped front garden, outside tap.

Rear Garden

Fence and wall enclosed with gate access to parking, large patio area with raised planted beds, shed, outside tap and light.

Parking

Allocated parking two side by side spaces.

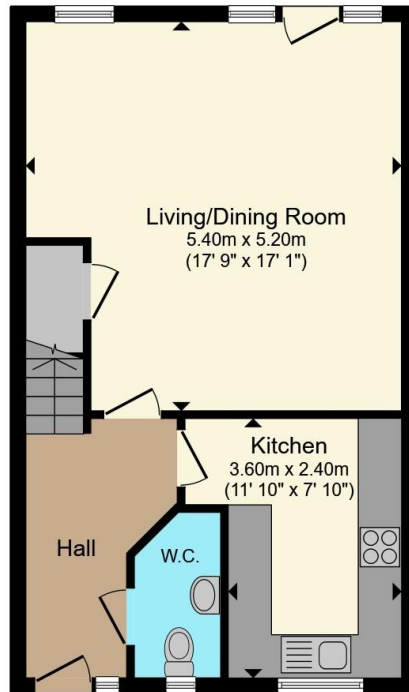
Agents Notes

Please ask regarding charges, Currently leasehold but will become freehold on purchase.

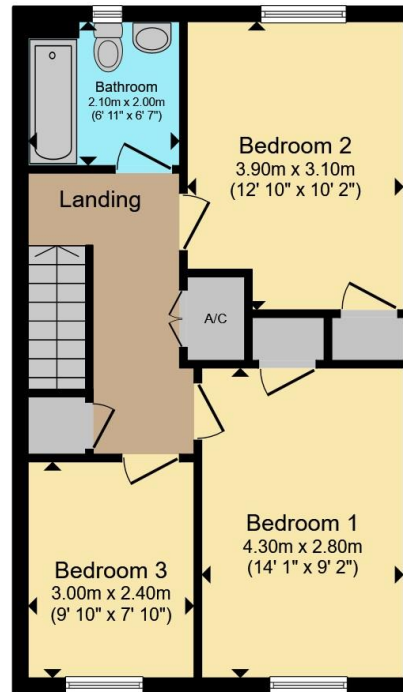








Ground Floor



First Floor

Total floor area 94.6 m² (1,019 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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Unit 2 Caxton House Broad Street Great Cambourne
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EPC Rating: C Council Tax Band: C

Service Charge: 117.84 Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/CBN306762

This is a Leasehold property with details as follows; Term of Lease 189 years from 23 Mar 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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