



Connells

Cavell Avenue
West Cambourne



A beautifully presented two-bedroom coach house in popular West Cambourne, offering stylish modern living and an abundance of natural light from impressive skylights. Enjoy a spacious open-plan layout, two double bedrooms, including an en-suite, plus parking with EV charging and private storage.

Entrance Hall

Door to front, stairs to landing, radiator.

Kitchen/Family Room

Window to front, three skylight windows to rear, fitted kitchen with a range of wall and base units, complementary work surface and upstands, stainless steel sink and drainer, electric oven, gas hob, stainless steel cooker hood, integrated fridge/freezer, dishwasher and washing machine, storage cupboard, restricted height, radiator.



Landing

Skylight window to rear, double cupboard, stairs to entrance hall, radiator.

Bedroom One

Window to front, restricted head height, radiator.

Ensuite

Skylight window to rear, double shower cubicle, wash hand basin, WC, part tiled, extractor fan, shaver point, radiator.

Bedroom Two

Window to front, restricted head height, radiator.

Bathroom

Skylight window to rear, bath with mix taps and shower over, glass screen, wash hand basin, WC, part tiled, extractor fan, radiator.

Parking And Storage

One allocated parking space with EV charger, storage cupboard inside communal storage area.

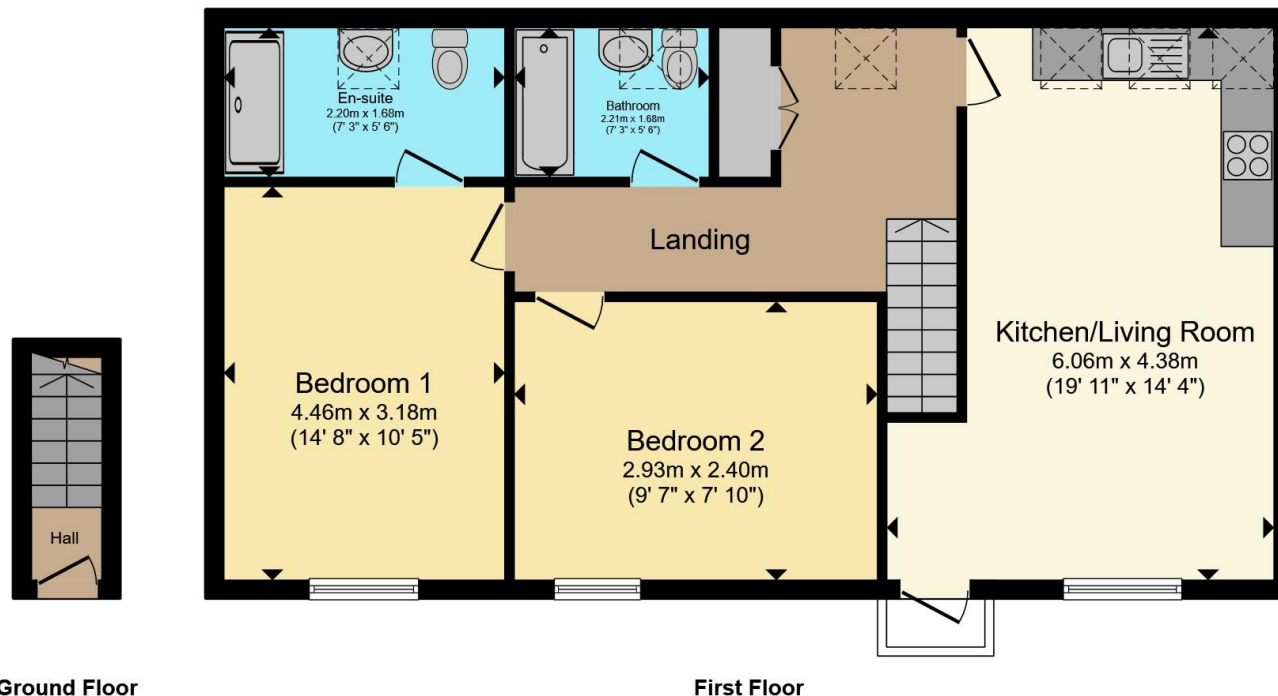
Agents Notes

Please ask regarding charges.









Total floor area 76.3 m² (822 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

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To view this property please contact Connells on

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Unit 2 Caxton House Broad Street Great Cambourne
CAMBRIDGE CB23 6JN

EPC Rating: B

Council Tax
Band: B

Service Charge: 850.00 Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/CBN306221

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2021. 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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