



Heron Road, Northstowe Cambridge
£335,000 Freehold

**Sharman
Quinney**

Key Features



- Sold as seen
- Good transport links
- Spacious lounge
- Three bathrooms
- Ideal for first time buyers

The property offers well-proportioned accommodation throughout, comprising an entrance hall, cloakroom/WC, a fitted kitchen/breakfast room, and a spacious living with doors opening onto the rear garden. To the first floor are three bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom.

Outside, the property benefits from off-road parking to the front and a generous enclosed rear garden, complete with garden shed, providing an ideal space for families and entertaining. While the property would benefit from some cosmetic updating, it presents an excellent opportunity for buyers seeking to put their own stamp on a well-located family home.



Northstowe is a thriving new community located approximately six miles north-west of Cambridge, offering an excellent range of local amenities including a primary school, secondary school, shops, cafés, sports facilities and attractive green spaces. The town is particularly well placed for commuters, with easy access to the A14, M11 and Cambridge city centre. The nearby Guided Busway provides regular services to Cambridge, Cambridge North Station, the Science Park, Addenbrooke's Hospital and St Ives, while extensive cycle and walking routes link Northstowe with the surrounding villages and countryside.

Ground Floor

" Living Room: 5.67m x 3.92m (18'7" x 12'10")

" Kitchen: 3.25m x 2.93m (10'8" x 9'7")

" W.C.

First Floor

" Bedroom 1: 3.41m x 3.07m (11'2" x 10'1")

" Bedroom 2: 3.18m x 2.56m (10'5" x 8'5")

" Bedroom 3: 3.04m x 1.99m (10'0" x 6'6")

" En Suite: 1.96m x 1.21m (6'5" x 3'11")

" Bathroom: 1.78m x 1.69m (5'10" x 5'6")

All measurements are approximate and have been taken from the widest or longest points of each room, unless otherwise stated. These dimensions are intended as a guide only and should not be relied upon for the purchase of carpets, furnishings, or for any other purpose.



Please note: An AML fee is chargeable to the buyer upon acceptance of an offer to cover the cost of the required identity and anti-money laundering checks. Once completed, this fee is non-refundable, even if the property purchase does not proceed.

To view this property call Sharman Quinney on:
01223 426139

Selling your property?

Contact us to arrange a **FREE** home valuation.

 01223 426139

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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: ORP102406 - 0002

