



Connells

Badgers Holt
Longstanton



Stunning new park home in the village of Longstanton presenting kitchen with integrated appliances, spacious lounge/diner, two good size bedrooms which are partially furnished and shower room. Wrap around garden and parking for one car complete this beautiful property

Entrance Hall

Door to front, fitted mat, loft access, radiator.

Kitchen

11' 4" Max x 9' 1" (3.45m Max x 2.77m)

Window to rear, fitted kitchen with wall and base units, complementary work surface, sink and drainer , tiled splash back, electric oven, gas hob, cooker hood, integrated washing machine, drier, dishwasher and fridge/freezer, central heating boiler, door to rear, radiator.

Lounge / Diner

19' x 14' 9" Max (5.79m x 4.50m Max)

Window to front, two windows to side, electric fireplace, television point, storage cupboard, two radiators.



Bedroom One

9' 2" x 11' 10" Max (2.79m x 3.61m Max)

Window to rear, two bedside tables, fitted double mirrored wardrobes, chest of draws, dressing table with stool, radiator.

Bedroom Two

7' 9" x 9' 2" Max (2.36m x 2.79m Max)

Window to front, two bed side tables, double built in wardrobes with sliding mirrored doors, radiator.

Bathroom

Window to front, wash hand basin in vanity unit, WC, double shower cubicle, extractor fan, part tiled, heated towel rail, mirror.

Front Garden

Laid to lawn, steps to front door.

Rear Garden

Laid to lawn, steps to rear door.

Parking

One parking space.

Agents Notes

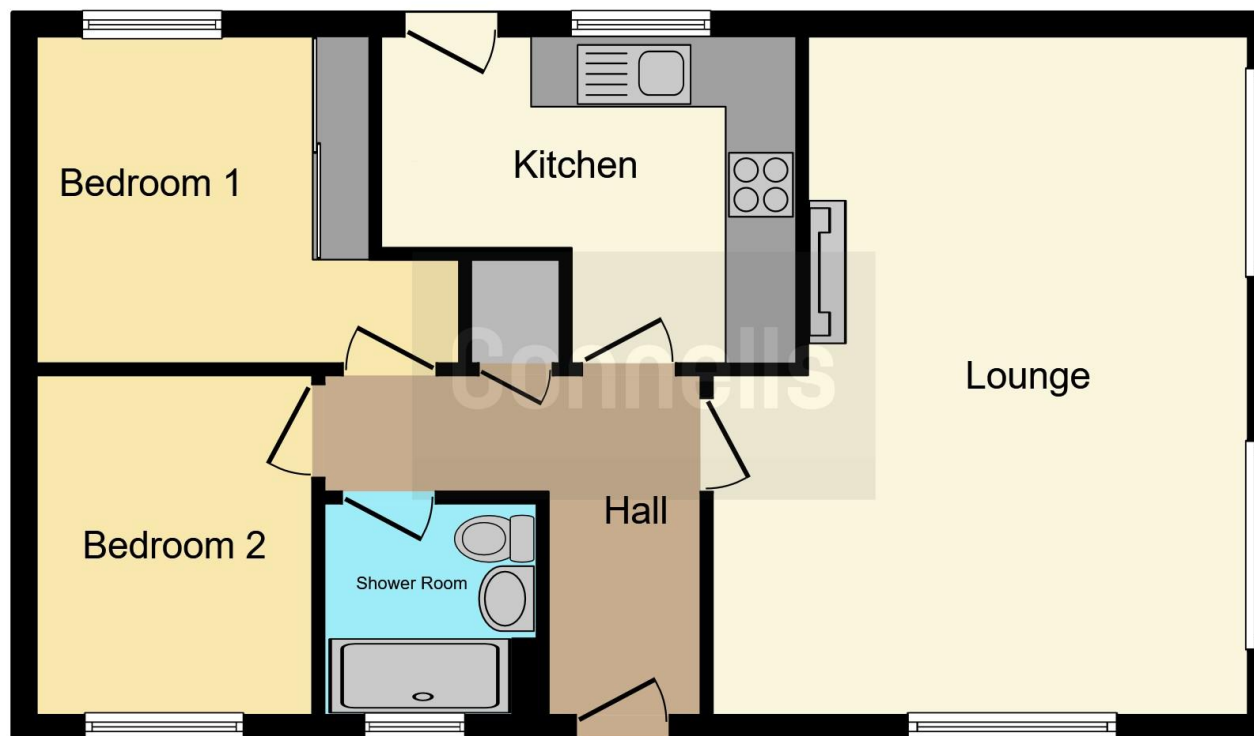
Please ask regarding charges.

Please note that the AML fee covers the cost of carrying out the required and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









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.focalagent.com

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: Exempt
 Council Tax Band: A

Tenure:

view this property online connells.co.uk/Property/CBN306037

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



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.

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