



Connells

Chaffinch Walk
Great Cambourne



A rare 75% no-rent shared ownership home in Great Cambourne, offering a bright kitchen/diner, welcoming lounge, three bedrooms including a master with refitted ensuite, a modern family bathroom, an enclosed rear garden and a driveway for 2 cars.

Entrance Hall

Door to front, stairs to landing, storage cupboard with central heating boiler, radiator.

Kitchen/Diner

Window to front, fitted kitchen with a range of wall and base units, complementary work surface, stainless steel sink with single bowl and drainer, double electric oven, gas hob, tiled splash back, cooker hood, plumbing for washing machine, space for fridge/freezer, under stairs cupboard, french door to rear, radiator.

Lounge

Windows to front and rear, two radiators.

Landing

Window to rear, loft access, radiator

Bedroom One

Window to rear, double built in wardrobe, radiator.

Refitted Ensuite

Window to front, walk in shower, vanity wash hand basin, WC, fully tiled, extractor fan, tiled flooring, chrome heated towel rail.



Bedroom Two

Window to rear, double fitted wardrobe, radiator.

Bedroom Three

Window to front, double built in wardrobe, radiator.

Refitted Bathroom

Window to front, bath with mix taps and shower over, vanity wash hand basin, WC, tiled flooring, extractor fan, fully tiled, chrome heated towel rail.

Rear Garden

Fence enclosed, patio area, laid to lawn, shed, gate to side.

Parking

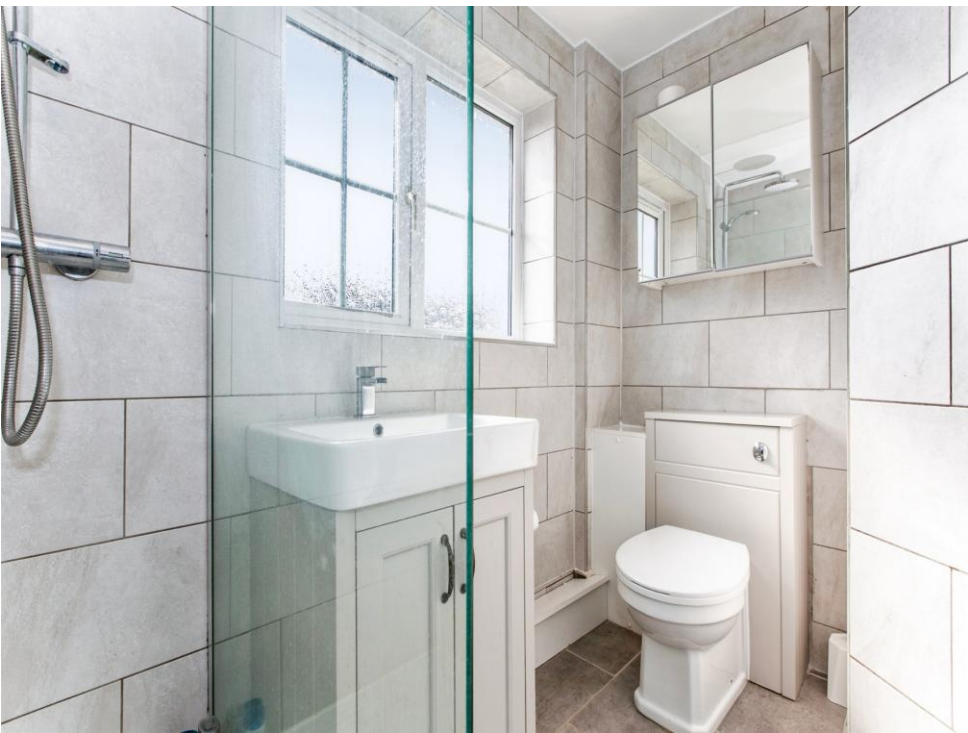
Driveway parking for two cars.

Agent Notes

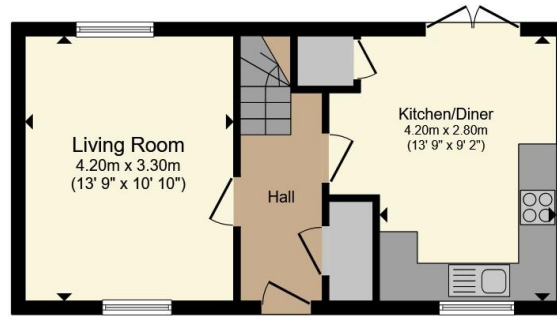
Please ask regarding charges

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.

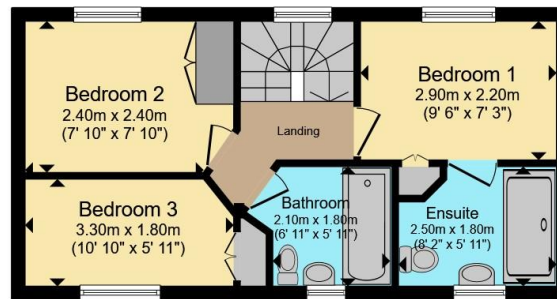








Ground Floor



First Floor

Total floor area 70.5 m² (759 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

Connells

To view this property please contact Connells on

T 01954 714900
E cambourne@connells.co.uk

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

EPC Rating: C

Council Tax
Band: C

Service Charge: 761.40 Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/CBN306674

This is a Leasehold property with details as follows; Term of Lease 125 years from 21 Dec 1999. 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.



See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: CBN306674 - 0005