



Sterling Way, Upper Cambourne Cambridge
£325,000 Freehold

**Sharman
Quinney**

Key Features



- Beautifully Presented Three-Bedroom Family Home
- No Onward Chain
- Ideal First-Time Purchase or Investment Opportunity
- Principal Bedroom with En-Suite
- Private, Low-Maintenance Rear Garden

Situated in the highly sought-after area of Upper Cambourne, this well-presented three-bedroom, two-storey mid-terrace home offers stylish and practical living ideal for families, first-time buyers, or investors alike.

The ground floor features a bright and spacious living room, perfect for relaxing or entertaining, along with a modern fitted kitchen/dining area complete with integrated appliances and ample storage. French doors open into a conservatory, leading to a private rear garden, creating a seamless indoor-outdoor living space ideal for summer gatherings. A convenient downstairs W/C completes the ground floor accommodation.

Upstairs, the property boasts three well-proportioned bedrooms, including a generous



principal bedroom with en suite, a second double bedroom, and a versatile third bedroom ideal as a nursery, home office, or guest room. A contemporary family bathroom serves the first floor.

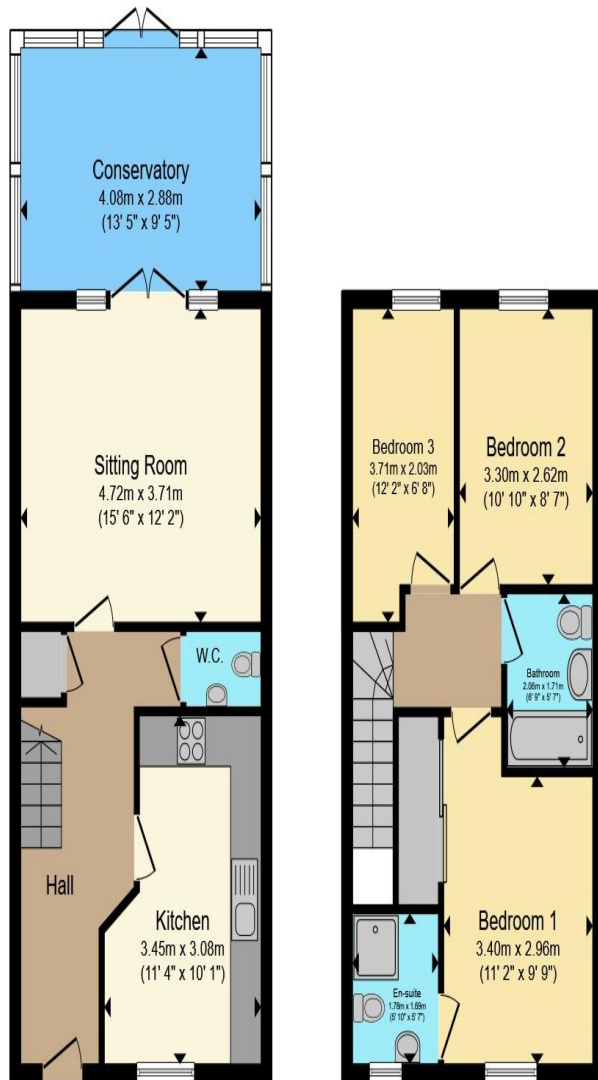
Externally, the property benefits from a low-maintenance rear garden and allocated parking.

Located within easy reach of local amenities, highly regarded schools, scenic green spaces, and excellent transport links to Cambridge and surrounding areas, this home perfectly balances comfort, convenience, and community living.

Early viewing is highly recommended.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity 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 98.8 m² (1,063 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

**Sharman
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To view this property call Sharman Quinney on:
01954 710620

Selling your property?

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home valuation.

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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.

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