



Elm Tree Close, Great Cambourne Cambridge
£300,000 **Freehold**

**Sharman
Quinney**

Key Features



- Spacious Two Bedroom Home
- En-suite To Principal Bedroom
- Built-in Wardrobes To Both Bedrooms
- Kitchen/Diner With Garden Access
- Downstairs Cloakroom

This two-bedroom home offers a fantastic opportunity for buyers looking for space and a property they can make their own. Well maintained by the current owner providing a great foundation for further personalisation.

The ground floor comprises an entrance hall leading to a cloakroom, a spacious lounge with a bay window to the front aspect, understairs storage and stairs rising to the first floor. The kitchen/diner is fitted with a range of base and eye-level units, offers space for appliances, and benefits from direct access to the rear garden.



Upstairs, the principal bedroom features built-in wardrobes and an en-suite shower room, while the second bedroom also benefits from built-in wardrobes. A family bathroom completes the first-floor accommodation.

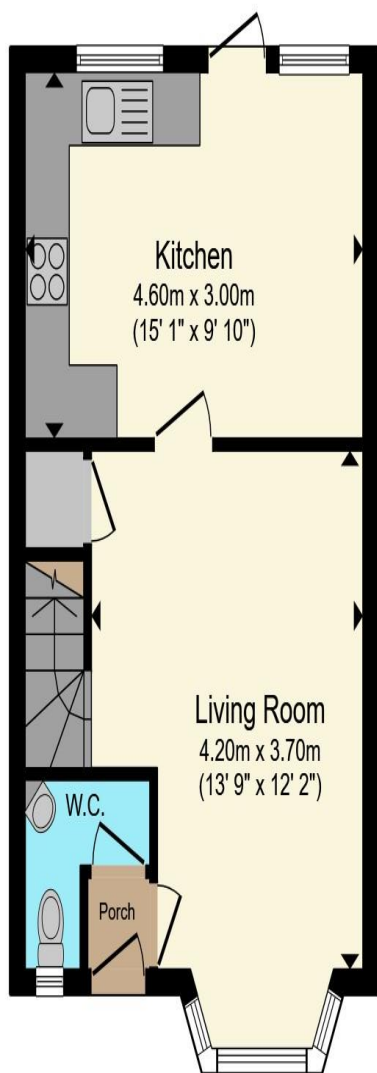
Outside, the property enjoys off-road parking and a single garage en bloc. The enclosed sunny rear garden is mainly laid to lawn offering a practical outdoor space with potential to enhance further.

The property is positioned within one of Great Cambourne's popular residential areas, ideally placed for everyday convenience. A fantastic range of amenities can be found close by, including shops, supermarkets, cafés and leisure facilities, while well-regarded schools for all age groups make the area particularly appealing to families.

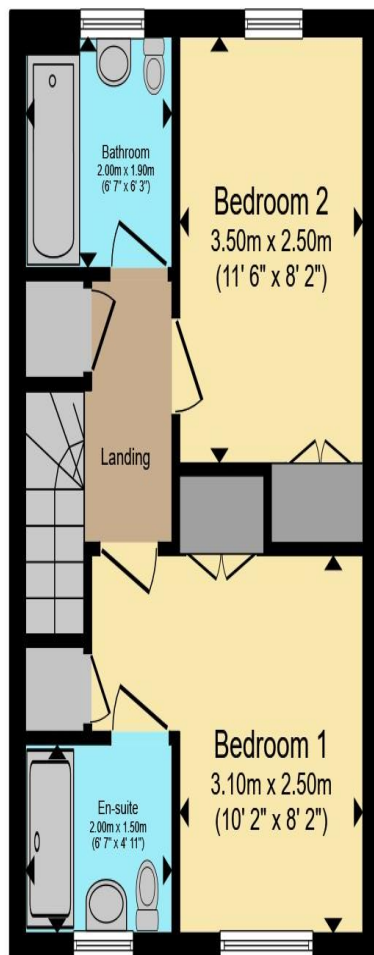
With easy access to Cambridge, St Neots, the A428 and A14, as well as nearby mainline railway stations offering services into London, it is perfectly suited to both professionals and families alike.

Offering generous and versatile living accommodation, this home provides the perfect blend of comfort, practicality and location, making it an excellent opportunity for buyers looking to settle in a thriving and well-connected community.

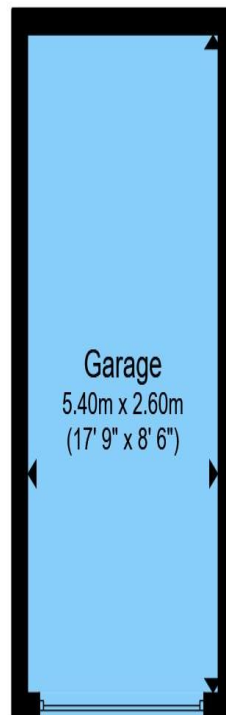




Ground Floor



First Floor



Garage

Total floor area 82.7 m² (890 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
Quinney**

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.

To view this property call Sharman Quinney on:
01954 710620

Selling your property?

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

 01954 710620

 13 High Street, Cambourne, CAMBRIDGE,
Cambridgeshire, CB23 6JX

 cambourne@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. 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. 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: CSQ204559 - 0003