



Connells

Woodfield Lane
Lower Cambourne

Woodfield Lane,
Lower Cambourne, CB23 6DT

For Sale
£270,000



A superb two-bedroom home offering stylish, modern living throughout. Featuring a beautifully refurbished kitchen, spacious lounge/diner, two generous double bedrooms and a family bathroom. Outside boasts an enclosed garden, single garage and private parking, making it an ideal purchase.

Entrance Hall

Door to front, storage cupboard, ring wired doorbell, radiator.

Kitchen

Window to front, fitted kitchen with a range of wall and base units, complementary work surface, stainless steel sink and drainer, tiled splash back, double electric oven, electric hob, cooker hood, space for fridge/freezer, plumbing for washing machine, central heating boiler in cupboard, radiator.

Lounge /Diner

Window to rear, decorative fireplace, under stairs cupboard, door to rear, two radiators.

Cloakroom

Wash hand basin, WC, tiled splash back, extractor fan, radiator.

Landing

Loft access, stairs to lounge/diner, radiator.



Bedroom One

Window to rear, double built in wardrobe, storage cupboard, radiator.

Bedroom Two

Window to front, fibre internet installed, radiator.

Bathroom

Window to front, bath with shower over, glass screen, wash hand basin, WC, extractor fan, part tiled, radiator.

Front Garden

Gate to front, pathway to front door, mature bushes, outside tap and light.

Rear Garden

Fence enclosed, patio area, laid to lawn, planted borders, gate to side, outside light.

Garage And Parking

Single garage with up and over door, parking for one car in front of garage.

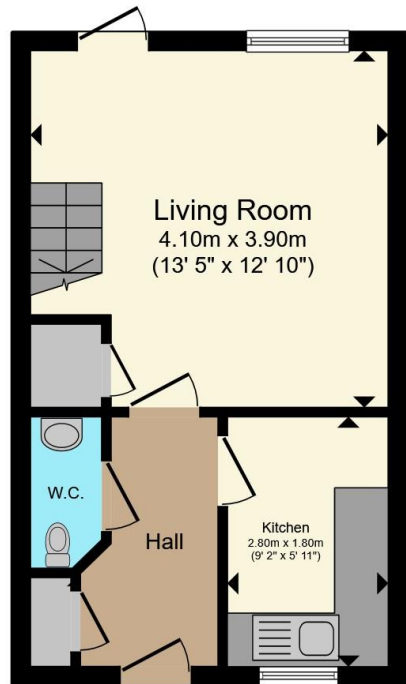
Agent Notes

Please note that the Buyers 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.

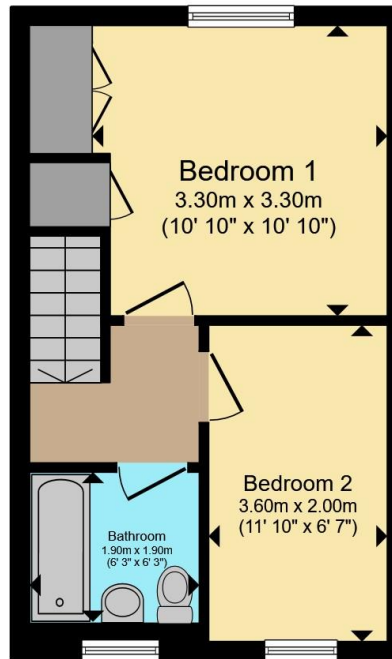




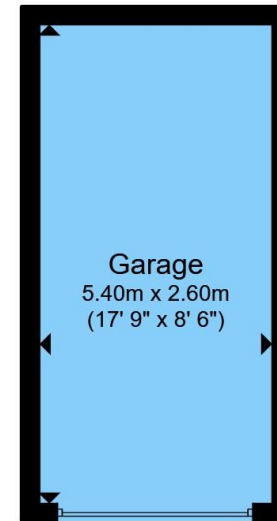




Ground Floor



First Floor



Garage

Total floor area 69.1 m² (744 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: Awaited
Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/CBN306882



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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. 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: CBN306882 - 0003