



Connells

Lancaster Gate
Upper Cambourne

Lancaster Gate,
Upper Cambourne, CB23 6AU

For Sale Guide Price
£350,000 - £360,000



Offered for sale with no Chain, this stunning home offers everything a family could need. Open Plan living downstairs, cosy lounge with Juliet Balconies, three double bedrooms, two ensuite, family bathroom and a Garage for parking or extra storage.

Entrance Hall

Door to front, tiled flooring, stairs to first floor landing, radiator.

Cloakroom

Window to front, wash hand basin, WC, boiler housed in cupboard, part tiled, radiator.

Kitchen/Diner

French door and windows to rear, fitted kitchen with a range of wall and base units, complementary work surface, sink with one a half bowl and drainer, tiled splash back, Range oven, stainless steel cooker hood, integrated fridge/freezer, dishwasher and washing machine, tiled flooring, under stairs cupboard, telephone point, television point, two radiators.

First Floor Landing

Stairs to second floor landing, radiator.

Lounge

Juliet balcony to front, telephone point, television point, radiator.

Bedroom Three

Window to rear, triple door built in wardrobe, airing cupboard, radiator.



Bathroom

Bath with mixer taps, wash hand basin, WC, shaver point, extractor fan, mirror cabinet, part tiled.

Second Floor Landing

Loft access, radiator.

Bedroom One

Two windows to front, six door built in wardrobe, two radiators.

Ensuite

Shower cubicle, wash hand basin, WC, extractor fan, part tiled, shaver point, towel radiator.

Rear Garden

Fence enclosed, decking , laid to lawn, outside tap and light, gate to parking .

Garage And Parking

Leasehold single garage with up and over door, window to rear, allocated parking.

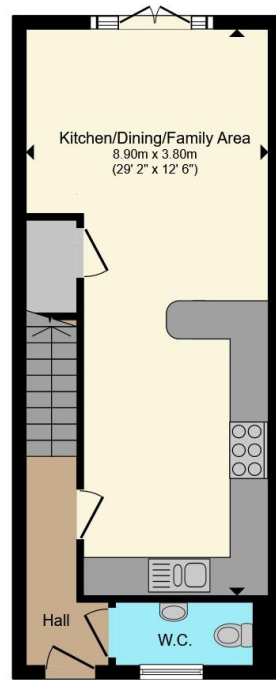
Agent Notes

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.

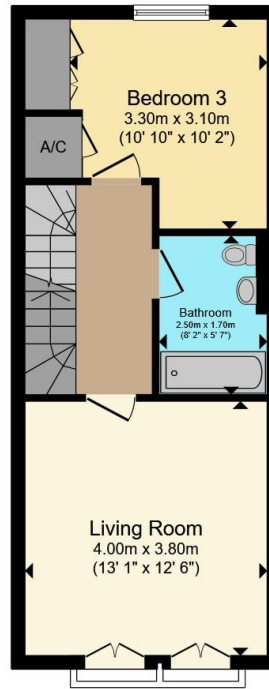




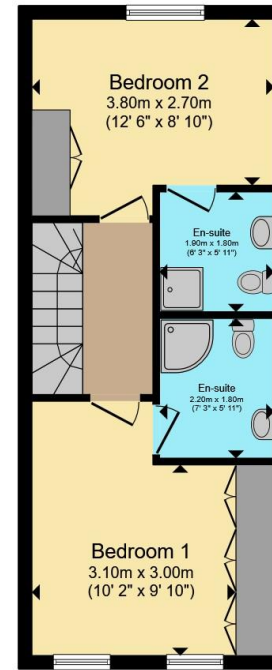




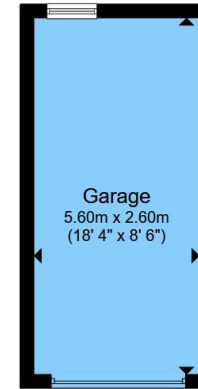
Ground Floor



First Floor



Second Floor



Garage

Total floor area 128.6 m² (1,384 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

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

EPC Rating: B Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/CBN306909



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