





This extended three bedroom home offers a well appointed kitchen, lounge/diner and spacious conservatory with three bedrooms, ensuite to master and family bathroom all located within easy reach of The Vine primary school, playing fields and co-op along with the main bus route.

Entrance Hall

Door to front, telephone point, tiled flooring, under stairs cupboard, stairs to first floor, radiator.

Kitchen

Wall and base units, work surfaces and upstands, tiled flooring, electric oven, gas hob, stainless steel cooker hood, integrated dishwasher, plumbing for washing machine, space for fridge freezer, central heating boiler housed in cupboard, window to front, radiator.

Lounge

French doors to rear, television point, radiator.

Cloakroom

Wash hand basin, WC, tiled flooring, tiled splashback, extractor fan, radiator.

Conservatory

Windows to front and side, French doors to rear, fitted blinds.

Landing

Loft access, radiator.



Bedroom One

Window to front, telephone point, radiator.

Ensuite

Window to front, wash hand basin, WC shower cubicle, part tiled, extractor fan, spotlights, chrome heated towel rail.

Bedroom Two

Window to rear, television point, radiator.

Bedroom Three

Window to rear, radiator.

Bathroom

Bath, wash hand basin, WC, part tiled, extractor fan, radiator.

Rear Garden

Fence enclosed, laid to lawn, shed, gated access to parking.

Parking

Allocated parking.

Agents 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.









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

Tenure: Freehold

view this property online connells.co.uk/Property/CBN306861



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: CBN306861 - 0002