Connells

Chaffinch Walk
Great Cambourne

Chaffinch Walk,
Great Cambourne, CB23 6BD

For Sale
£260,000

Situated a stones throw away from Cambourne's central amenities including the doctors, retail park and Morrisons this two bedroom home is ideal for first time buyers. With replaced double glazing, well appointed kitchen and private rear garden all ready to move straight in

Entrance Hall

Door to front, stairs to landing, radiator.

Lounge

French door to rear, under stairs cupboard, two radiators.

Kitchen

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

Landing

Stairs to entrance hall, loft access, airing cupboard.

Bedroom One

Window to rear, double built in wardrobes, radiator.

Bedroom Two

Window to front, double built in wardrobe, radiator.

Bathroom

Window to front, bath with mixer tap and shower over, wash hand basin, WC, extractor fan, part tiled, radiator.

Rear Garden

Fence enclosed, patio rear, laid to lawn, shed, gate to rear, covered patio area.

Parking

Two tandem parking space to front.

Agent 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.

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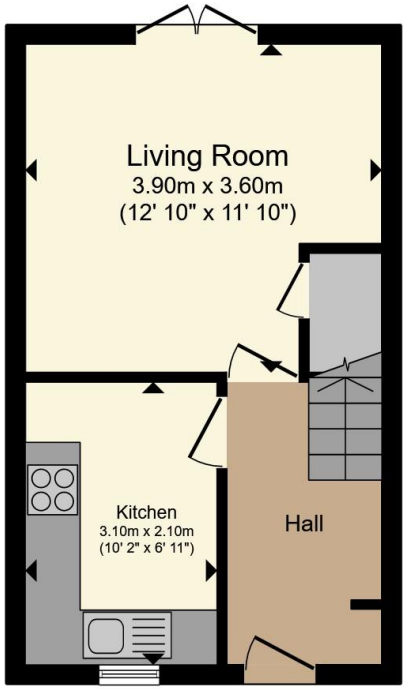
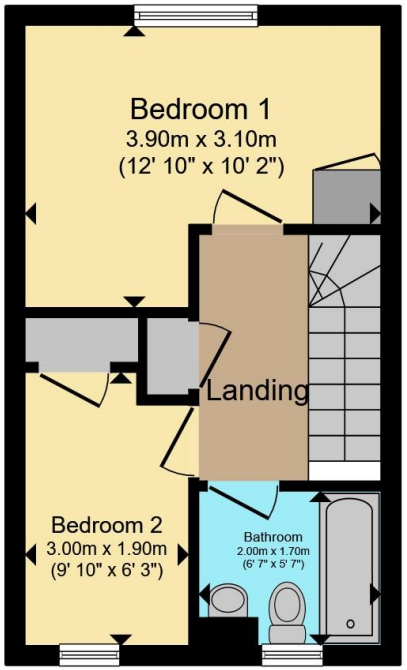


Ground Floor



First Floor

Total floor area 53.0 m² (571 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

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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: C

Council Tax Band: C

Service Charge: 744.00

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/CBN306500

This is a Leasehold property with details as follows; Term of Lease 125 years from 21 Dec 1999. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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.

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