



73 Sterling Way, Upper Cambourne, Cambridge, CB23 6BL
Guide Price £325,000 Freehold



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LOCATED WITHIN UPPER CAMBOURNE, CAMBRIDGE IS THIS RECENTLY RENOVATED THREE-BEDROOM HOME, IN TURNKEY ORDER AND AVAILABLE TO PURCHASE WITH THE ADVANTAGE OF NO ONWARD CHAIN.

- Terraced house
- 775 sqft/72 sqm
- Gas fired central heating to radiators
- EPC-C/78
- Chain free
- 3 bedrooms, 2 bathrooms, 1 reception room
- Constructed by Bovis Homes in 2011
- Garage with parking to the front
- Council tax band-C

Having been constructed by Bovis Homes in 2011, this three-bedroom home measures 775 sqft / 72 sqm and provides accommodation over two levels.

To the ground floor is an entrance hallway with WC adjoining, a large reception room with a storage cupboard beneath the stairs and a kitchen/dining area opening into the rear garden. The kitchen has recently been replaced and has storage at both eye level and base level, an integrated oven and gas hob above and space has been left for white goods. Across the ground floor is hard wearing Kardean style flooring.

To the first floor are three bedrooms all benefitting from built-in wardrobes. The master bedroom of the property benefits from a recently replaced en-suite shower room with a walk-in shower, a low-level WC and a pedestal wash hand basin. Serving the remaining two bedrooms is a family bathroom suite with feature tiles, a panelled bath, a WC and a pedestal wash hand basin.

Externally, the property has a garage under a pitched roof, with a up and over door and a further parking space to the front of the garage. The parking is accessible off the nearby Anson Road and a footpath between the garages provides easy access from the property by foot. The rear garden of the property is fully enclosed with gated access to the rear. The garden is predominantly laid to lawn with a patio area accessible off the kitchen/diner and has a timber built shed to the rear.

Location

Cambourne can be found off the A428 giving excellent access to major road routes including the M11, A14 & A1. There is a wealth of amenities & facilities, there are four Primary Schools which include Monkfield Park, Hardwick & Cambourne Community Primary School, The Vines & Jeavons Wood, which all filter into the secondary school Cambourne Village College rated Outstanding (OFSTED 2015).

Tenure

Freehold

Services

Mains services connected include: gas, electricity, water and mains drainage.

Statutory Authorities

South Cambridgeshire District Council
Council tax band-C

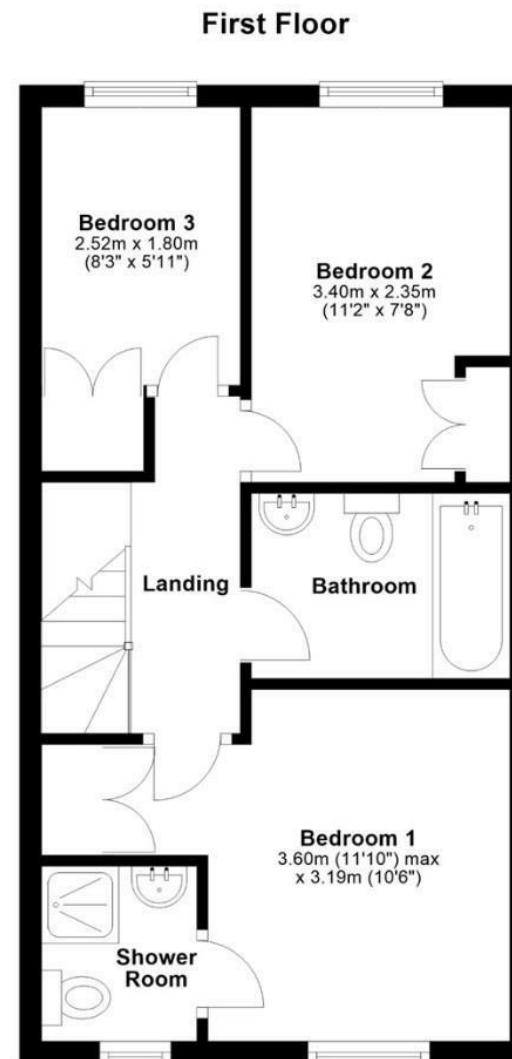
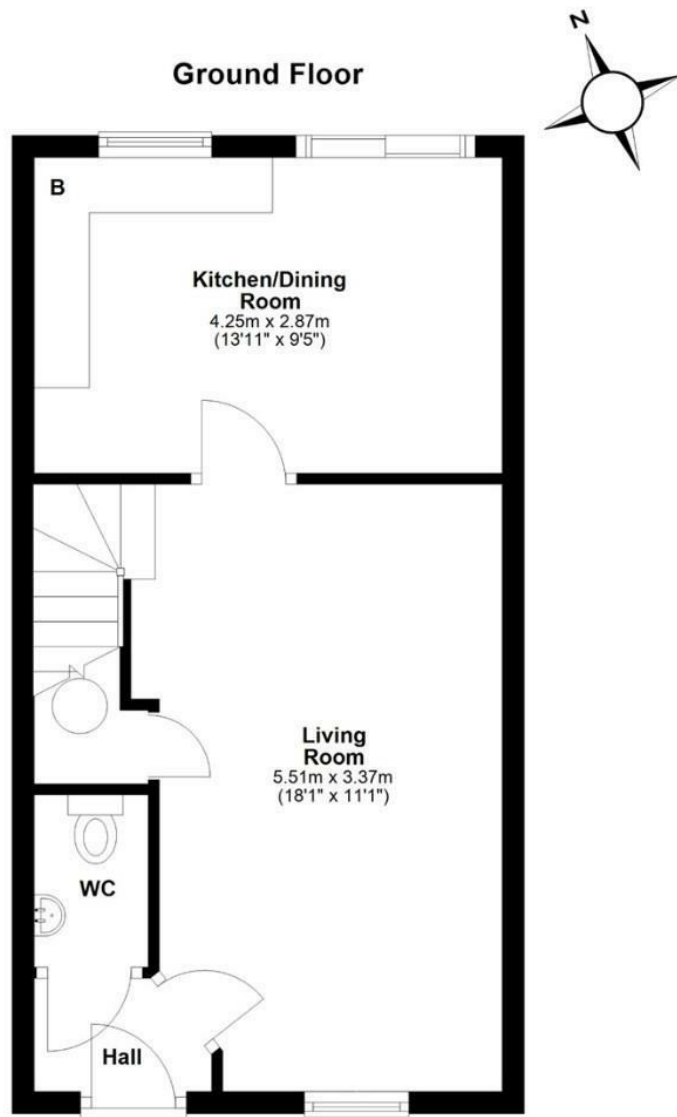
Fixtures and Fittings

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris





Approx. gross internal floor area 72 sqm (775 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

