



**Connells**

Lancaster Gate  
Upper Cambourne





**END OF CHAIN townhouse** benefitting from redecoration and new flooring throughout. Kitchen/Breakfast Room, dining room and shower room to the ground floor, first floor lounge, three bedrooms two of which have ensuites and family bathroom complete this home.

#### **Entrance Hall**

Door to front, fitted mat, cupboard, radiator.

#### **Shower Room**

Wash hand basin, WC, shower cubicle, part tiled, extractor fan, radiator, restricted head height.

#### **Kitchen/Breakfast**

12' 11" x 11' 11" Max ( 3.94m x 3.63m Max )

Window to rear, fitted kitchen with a range of wall and base units, complementary work surface, stainless steel sink with one and a half bowl and drainer, Range oven with five gas burners, stainless steel cooker hood, stainless steel splash back, integrated washing machine, dishwasher and fridge/freezer, cupboard housing central heating boiler, radiator, French door to rear.

#### **Dining Room /Bedroom Four**

13' 5" Max x 9' ( 4.09m Max x 2.74m )

Window to front, radiator.

#### **First Landing**

Two windows to side, stairs from entrance hall and stairs to second floor landing, double cupboard, cupboard housing central heating boiler.

#### **Lounge**

13' 6" x 12' 11" ( 4.11m x 3.94m )

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

#### **Bedroom Three**

10' 5" x 6' 11" Max ( 3.17m x 2.11m Max )

Window to rear, radiator.



## Bathroom

Window to rear, bath, hand wash basin, WC, part tiled, extractor fan, radiator.

## Second Landing

Two windows to side, stairs to first floor landing, loft access, radiator.

## Bedroom One

13' 6" Max x 12' 11" Max ( 4.11m Max x 3.94m Max )

Window to front, television point, radiator.

## Ensuite

Shower cubicle, wash hand basin ,WC, shower cubicle, part tiled, extractor fan, radiator.

## Bedroom Two

12' 11" Max x 10' 5" ( 3.94m Max x 3.17m )

Two windows to rear, radiator.

## Ensuite

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

## Rear Garden

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

## Parking

Two allocated parking places to rear.

## Agent Notes

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

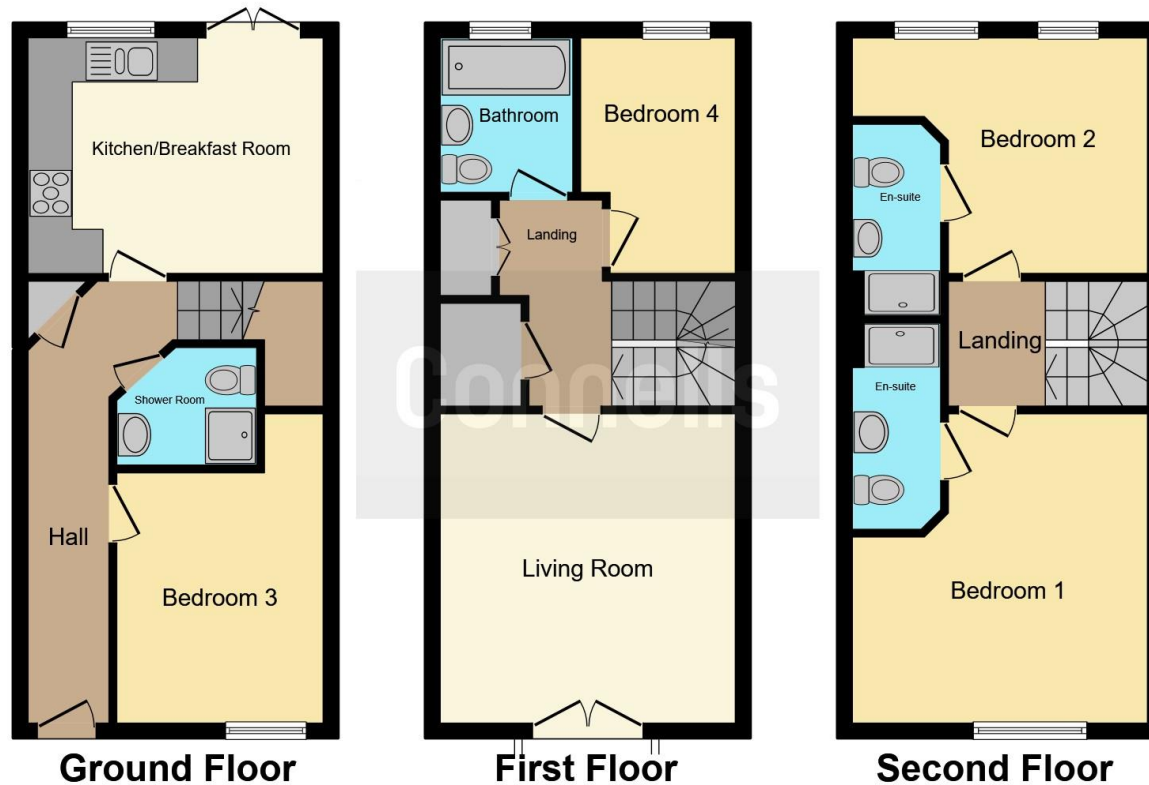












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: C**

Tenure: Freehold

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