



**Connells**

Woolthwaite Lane  
Lower Cambourne



Sold with no onward chain and offering a single garage en bloc, this four bedroom townhouse could be a perfect starter home. The flexible accommodation provides a cloakroom, kitchen, lounge/diner, family bathroom and master ensuite with a generous private enclosed rear garden.

#### Entrance Hall

Door to front, stairs to first floor accommodation, radiator.

#### Cloakroom

Window to front, wash hand basin, WC, tiled splash back, radiator.

#### Kitchen

5' 10" Max x 9' 3" Max ( 1.78m Max x 2.82m Max )

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

#### Lounge / Diner

14' 5" x 12' 7" Max ( 4.39m x 3.84m Max )

French doors to rear, under stairs cupboard, telephone point, television point, radiator.

#### Landing

Stairs to second floor accommodation, radiator.

#### Bedroom Two

12' 7" Max x 8' 10" Max ( 3.84m Max x 2.69m Max )

Window to rear, radiator.



### Bedroom Three

12' 8" Max x 8' 8" Max ( 3.86m Max x 2.64m Max )

Window to front, radiator.

### Bathroom

Bath with mixer taps and shower over, glass shower screen, wash hand basin, WC, part tiled, extractor fan, shaver point, radiator.

### Second Landing

Stair from second floor accommodation.

### Bedroom One

13' 10" Max x 10' 8" + Wardrobe ( 4.22m Max x 3.25m + Wardrobe )

Window to front, airing cupboard, fitted wardrobe, television point, radiator.

### Ensuite

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

### Bedroom Four

12' 8" Max x 7' Max ( 3.86m Max x 2.13m Max )

Window to rear, telephone point, restricted head height.

### Bathroom

Bath with mixer taps and shower over, glass shower screen, wash hand basin, WC, part tiled, shaver point, extractor fan, radiator.

### Rear Garden

Fence enclosed, patio area, gated access to parking.

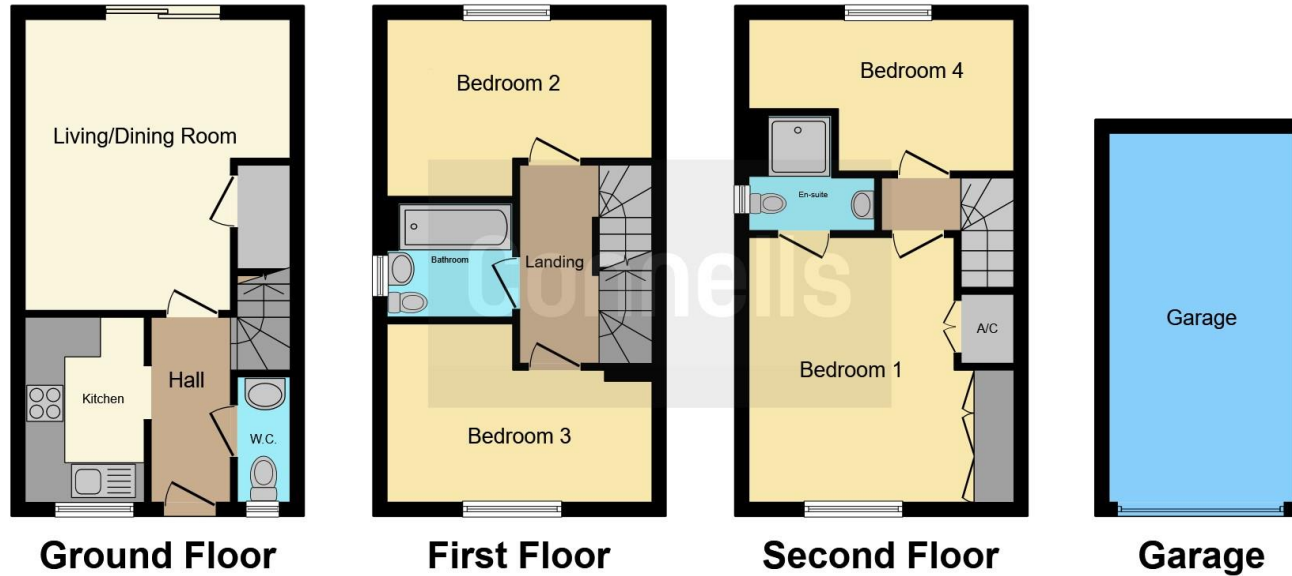
### Garage And Parking

Single garage en bloc, parking for one car in front.









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**EPC Rating: C**

Tenure: Freehold

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