



Connells

Mayfield Way
Great Cambourne



A great opportunity to purchase this home which offers a light and airy, dual aspect, refitted, gloss Kitchen/Diner, Lounge with French doors opening onto the private rear garden, a 13' master bedroom and off road parking on a well regarded street.

Entrance Hall

Door to front, under stairs cupboard, airing cupboard, stairs to first floor accommodation, radiator.

Cloakroom

Wash hand basin, WC, tiled splash back, extractor fan, radiator.

Kitchen

13' 9" x 7' 10" (4.19m x 2.39m)

Dual aspect windows to front and side, fitted Gloss kitchen with a range of wall and base units, complementary work surface and upstands, ceramic sink and drainer, electric oven, electric hob, stainless steel cooker hood, plumbing for washing machine and dishwasher, space for fridge/freezer, boiler housed in cupboard, radiator.

Lounge

13' 10" Max x 11' 9" Max (4.22m Max x 3.58m Max)

Window to front, French doors to side, television point, radiator.

Landing

Galleried landing, doors to



Bedroom One

13' 11" x 10' 3" Max (4.24m x 3.12m Max)

Dual aspect windows to front and side, two radiators.

Bedroom Two

11' 8" Max x 7' 7" (3.56m Max x 2.31m)

Window to front, loft access, radiator.

Bedroom Three

8' x 6' (2.44m x 1.83m)

Window to side, radiator.

Bathroom

Window to front, wash hand basin, WC, bath with shower over, extractor fan, part tiled, shaver point in vanity light, radiator.

Rear Garden

Fence enclosed, laid to lawn, decking area, shed, gated access to front.

Parking

Allocated parking for two cars to front.

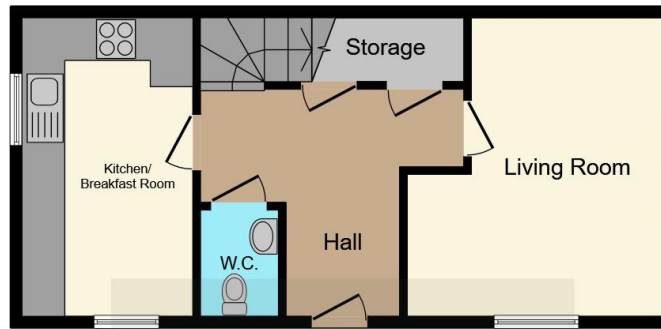
Agent Notes

Please ask regarding charges & currently showing leasehold, once the property is staircased it will revert to freehold.

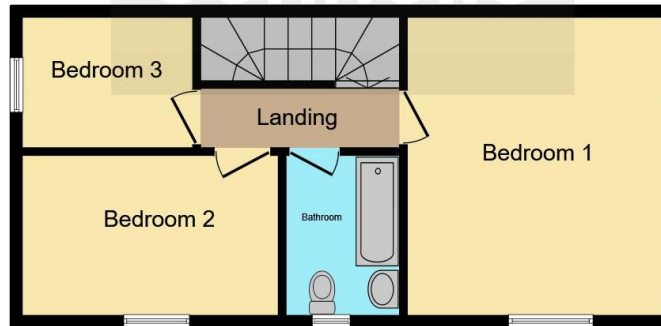








Ground Floor



First Floor

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

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

Tenure: Leasehold

view this property online connells.co.uk/Property/CBN306125

This is a Leasehold property with details as follows; Term of Lease 125 years from 12 Jul 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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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