



Lancaster Gate  
Upper Cambourne





Offered for sale with no onward chain, these hugely popular townhouses offer an open plan kitchen/diner, lounge with Juliet balconies, three double bedrooms with built in wardrobes and two ensuites. A private rear garden and allocated parking for two cars completes this home.

### Entrance Hall

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

### Cloakroom

Window to front, wash hand basin, WC, boiler housed in cupboard, part tiled, extractor fan, radiator.

### Kitchen/Diner

27' 8" Max x 12' 5" Max ( 8.43m Max x 3.78m Max )

Windows 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, tiled splash back, gas Range oven, stainless steel cooker hood, integrated fridge/freezer, dishwasher and washing machine, breakfast bar, telephone point, television point, under stairs cupboard, extractor fan, tiled flooring, French door, radiator.

### First Floor Landing

Stairs to second floor accommodation, radiator.

### Lounge

12' 8" x 12' 5" ( 3.86m x 3.78m )

Two Juliet balconies to front, television point, radiator.

### Bedroom Three

10' 2" + Wardrobe x 10' 4" ( 3.10m + Wardrobe x 3.15m )

Window to rear, built in wardrobe, airing cupboard, radiator.



## Bathroom

P shape bath with mixer tap, wash hand basin, WC, part tiled, extractor fan, shaver point.

## Second Floor Landing

Loft access, radiator.

## Bedroom One

10' 1" + Wardrobes x 12' 10" Max ( 3.07m + Wardrobes x 3.91m Max )

Two windows to front, built in wardrobes, two radiators.

## Ensuite

Shower cubicle, wash hand basin, WC, shaver point, heated towel radiator, part tiled, extractor fan.

## Bedroom Two

12' 6" Max x 8' 11" Max ( 3.81m Max x 2.72m Max )

Window to rear, built in double wardrobe, radiator.

## Ensuite

Shower cubicle, wash hand basin, WC, shaver point, extractor fan, heated towel radiator, part tiled.

## Garden

Fence enclosed, patio area, laid to lawn, planted borders, decking to rear, shed.

## Parking

Two allocated parking spaces.



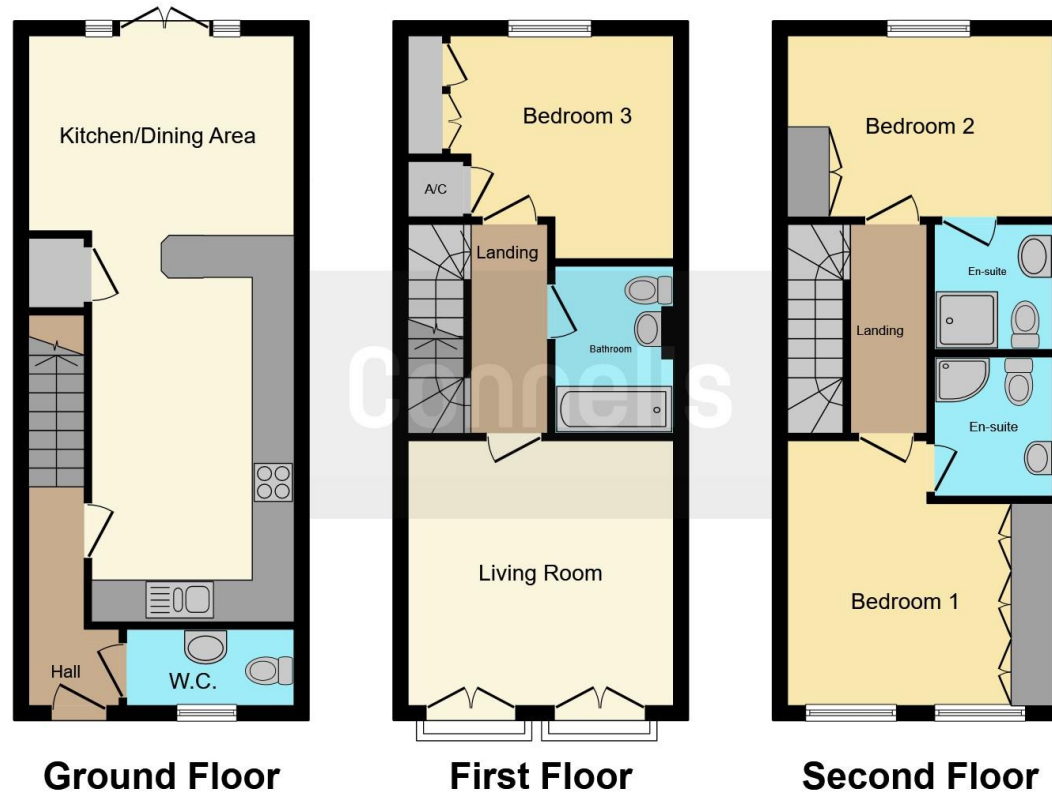












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**EPC Rating: C**

Tenure: Freehold

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Property Ref: CBN306005 - 0003