



**Connells**

Miller Way  
Great Cambourne



Miller Way,  
Great Cambourne, CB23 5FJ

For Sale Guide Price  
**£310,000 - £325,000**



Well presented throughout this home presented a kitchen and a lounge/diner to the rear of the property with doors leading to the rear garden. The upstairs accommodation comprises of three bedrooms and a family bathroom. Carport parking for one car.

### Entrance Hall

Door to front, under stair cupboard, stairs to landing, radiator.

### Cloakroom

Window to front, wash hand basin, WC, tiled splash back and flooring, restricted head height, radiator.

### Kitchen

10' 5" x 6' 5" ( 3.17m x 1.96m )

Window to front, fitted kitchen with wall and base units, complementary work surface, stainless steel sink with bowl and drainer, tiled splash back, electric oven, gas hob, plumbing for washing machine, space fridge/freezer, cupboard housing central heating boiler.

### Lounge/Diner

12' 8" Max x 13' 8" Max ( 3.86m Max x 4.17m Max )

Window to rear, television point, french door to rear, radiator.

### Landing

Window to front, stairs to entrance hall, loft access, airing cupboard, radiator.



## Bedroom One

12' 7" Max x 10' 8" ( 3.84m Max x 3.25m )

Window to rear, double built in wardrobe, radiator.

## Bedroom Two

11' 4" + Wardrobe x 7' 2" ( 3.45m + Wardrobe x 2.18m )

Window to front, double built in wardrobe, radiator.

## Bedroom Three

8' 10" + Wardrobe x 7' 2" Max ( 2.69m + Wardrobe x 2.18m Max )

Window to rear, built in wardrobe, radiator.

## Bathroom

Window to front, bath with shower over, wash hand basin, WC, part tiled, shaver point, extractor fan, tiled flooring.

## Rear Garden

Wall and fence enclosed, patio area, laid to lawn, gate to rear, path to gate, shed.

## Carport & Parking

Carport parking for one car.



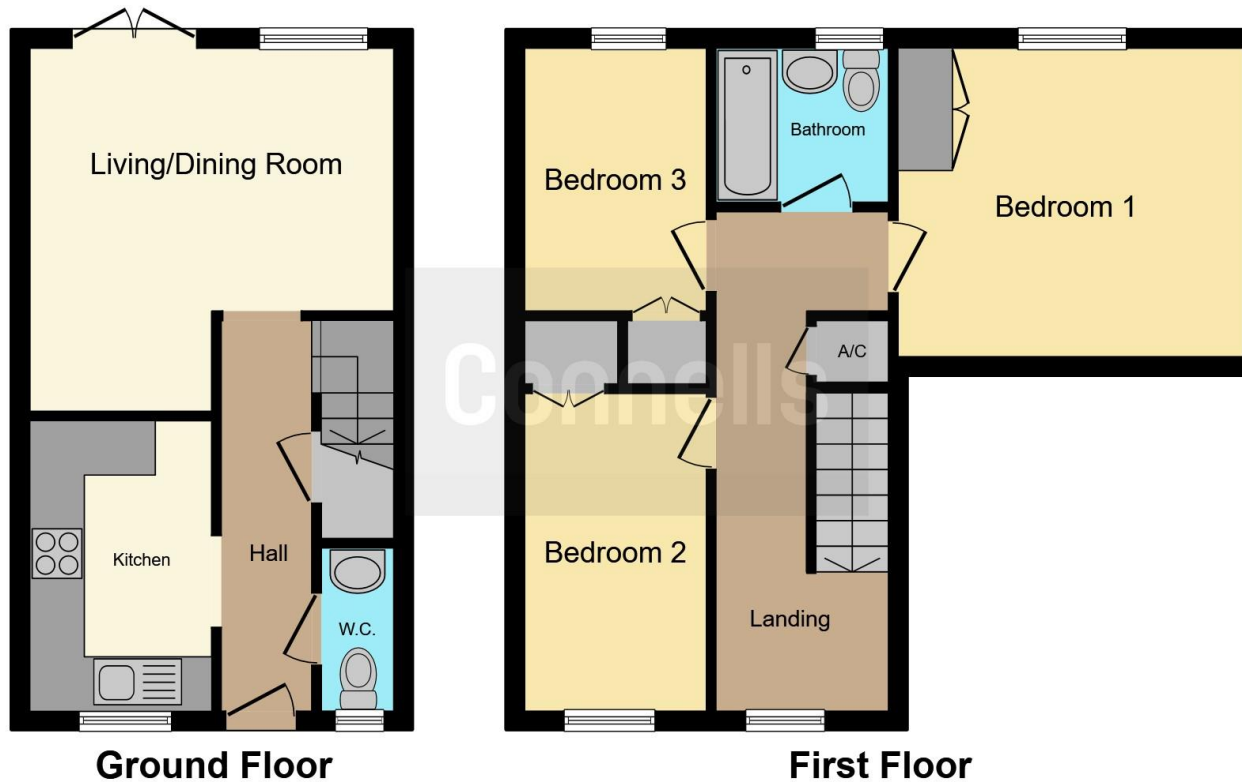












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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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Unit 2 Caxton House Broad Street Great Cambourne  
 CAMBRIDGE CB23 6JN

EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

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Property Ref: CBN305829 - 0005