



Connells
connells.co.uk 01954 714 900
FOR SALE

Connells

Harlton Road
Little Eversden

Harlton Road,
Little Eversden, CB23 1HD

For Sale Guide Price
£375,000 - £390,000



Set in a village location lies this three bedroom home with field views benefitting from a kitchen/diner, lounge and bathroom to the ground floor. Outside the sizeable garden hosts an annex/home office which boasts a kitchen, bedroom/living area and a shower room.

Entrance Hall

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

Cloakroom

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

Kitchen/Diner

17' 11" x 8' 7" (5.46m x 2.62m)

Window to rear, fitted kitchen with a range of wall and base units, complementary work surfaces, sink and drainer, electric cooker point, plumbing for washing machine and slim dishwasher, space for fridge/freezer, pantry cupboard, telephone point, door to side leading to garden, radiator.

Lounge

14' Max x 11' 11" (4.27m Max x 3.63m)

Window to front, fireplace, radiator.

Bathroom

Window to rear, bath with shower over, glass screen, wash hand basin, WC, part tiled, tiled flooring, chrome heated towel rail.



Landing

Window to side, loft access, stairs to entrance hall.

Bedroom One

14' 1" + Wardrobe x 9' 5" (4.29m + Wardrobe x 2.87m)

Window to front, built in wardrobe, radiator.

Bedroom Two

11' 4" x 8' 3" Max (3.45m x 2.51m Max)

Window to rear, storage cupboard, radiator.

Bedroom Three

8' 8" x 7' 10" (2.64m x 2.39m)

Window to rear, radiator, restricted head height.

Annex/Home Office

12' 8" x 10' 7" Max (3.86m x 3.23m Max)

Two windows to side, two windows to front, double door to front, skylite, electric radiator.

Kitchenette

11' 2" Max x 7' 8" Max (3.40m Max x 2.34m Max)

Window to front, double door to front, wall and base units, work surface, stainless steel sink, electric oven, electric hob, space for fridge under counter, plinth heater, fitted fold down table.

Shower Room

Corner cubicle, vanity wash basin, WC, part tiled, vent, chrome heated towel rail.

Rear Garden

Fence enclosed, large patio areas, laid to lawn, mature trees and bushes, oil boiler and tank, shed, outside tap, gate to front.

Parking

Driveway parking from two cars









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

T 01954 714900
E cambourne@connells.co.uk

Unit 2 Caxton House Broad Street Great Cambourne
 CAMBRIDGE CB23 6JN

EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/CBN306027



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: CBN306027 - 0008