



Connells

Otter Road
Upper Cambourne

Otter Road,
Upper Cambourne, CB23 6JD

For Sale 50% Shared Ownership
£137,500



Available as a 50% Shared Ownership, this two double bedroom end terrace home features a gloss kitchen, dual aspect lounge/diner opening onto the enclosed rear garden, family bathroom and driveway parking for one car. Fantastic for First time buyers

Entrance Hall

Door to front, window to front and side, telephone point, understairs cupboard, radiator.

Cloakroom

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

Kitchen

10' x 8' 4" (3.05m x 2.54m)

Window to front, fitted kitchen with a range of wall and base units, complementary work surface and upstands, stainless steel one and a half bowl sink and drainer, tiled splash back, electric oven, four ring burner gas hob, stainless steel cooker hood, plumbing for washing machine, space for fridge/freezer, extractor fan.



Lounge/Diner

15' 5" x 10' 5" (4.70m x 3.17m)

Windows to rear and side, door to rear, radiator.

Landing

Window to side.

Bedroom One

15' 5" Max x 11' 2" Max (4.70m Max x 3.40m Max)

Two windows to front, loft access, radiator.

Bedroom Two

15' 5" x 10' 6" (4.70m x 3.20m)

Window to rear, radiator.

Bathroom

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

Rear Garden

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

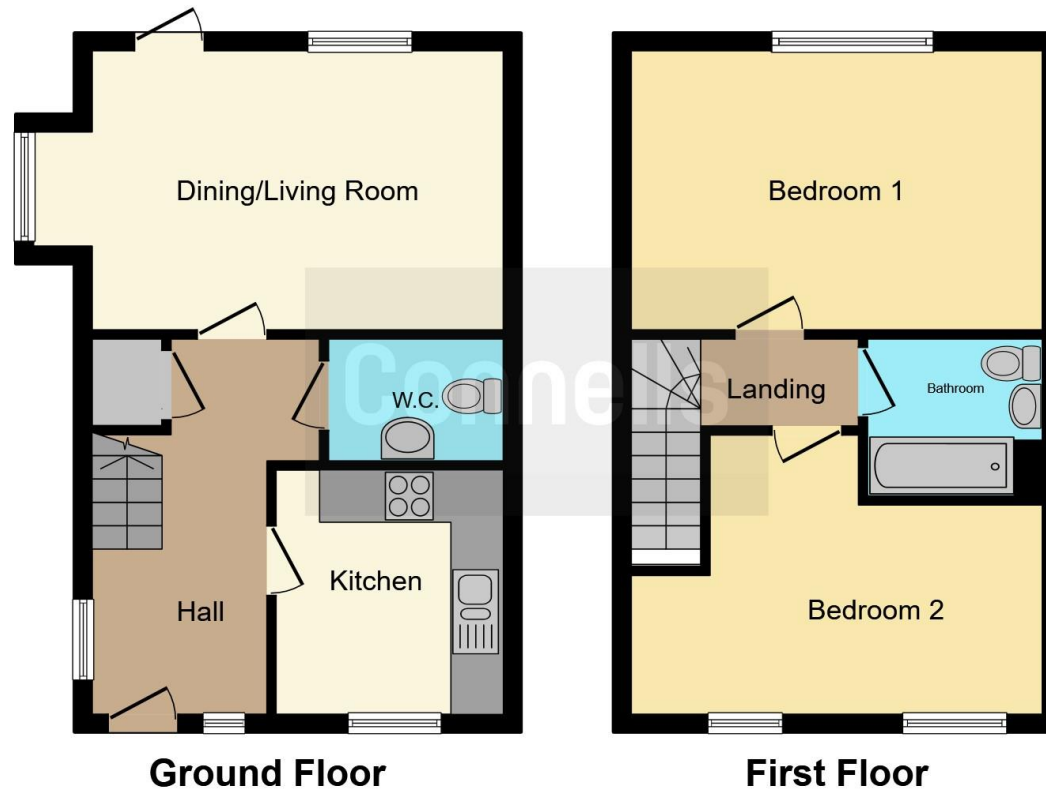
Parking

Driveway offroad 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

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:
 Awaited

Council Tax
 Band: D

Service Charge: 479.64 Ground Rent:
 4093.44

Tenure: Leasehold

view this property online connells.co.uk/Property/CBN306287

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Mar 2015. 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.

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: CBN306287 - 0002