



The Elms, Haslingfield, CB23 1ND

For Sale Guide Price
£290,000 - £300,000



In a cul-de-sac location lies this rarely available coach house. Benefitting from open plan kitchen/dining family space, two good size bedrooms and a refitted bathroom. Outside hosts carport with storage cupboard and driveway parking and a enclosed garden.

Entrance Hall

Door to front, stairs to kitchen/dining/ family room.

Kitchen/Dining/Family Room

16' 2" Max x 18' 2" Max (4.93m Max x 5.54m Max)

Two windows to front, window to side, window to rear, fitted kitchen with a range of wall and base units, complementary work surface, stainless steel sink and drainer, electric oven, gas hob, stainless steel cooker hood, glass splash back, integrated dishwasher and fridge/freezer, stairs to lounge, restricted head height, radiator.



Landing

Cupboard with wooden slatted shelves and plumbing for washing machine.

Bedroom One

10' 7" Max x 11' (3.23m Max x 3.35m)

Window to front, loft access, triple built in wardrobe space, restricted head height, radiator.

Bedroom Two

7' 10" x 7' 3" (2.39m x 2.21m)

Window to rear, restricted head height, radiator.

Refitted Bathroom

Window to rear, bath with mix taps and shower over, vanity wash hand basin, WC, part tiled, extractor fan, shaver point, restricted head height.

Rear Garden

Fence enclosed, patio area, raised planter, artificial grass, gate to rear.

Carport And Parking

Carport, storage housing central heating boiler, electric car charger, two parking spaces.









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: C Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/CBN306050



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: CBN306050 - 0003