



Connells

Broad Street
Great Cambourne

Broad Street,
Great Cambourne, CB23 6DH

For Sale Guide Price
£350,000 - £375,000



Deceptively spacious townhouse offering over 1,200 sq ft of accommodation and located a short distance from Bus routes into central Cambridge, Morrisons and the retail park. A kitchen/diner, lounge with bay window, double bedrooms, ensuite & Garage complete the home

Entrance Hall

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

Cloakroom

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

Kitchen/Breakfast Room

15' 11" x 9' 1" (4.85m x 2.77m)

Window and french door to rear, fitted kitchen with a range of wall and base units, complementary work surface, tiled splash back, sink with one and a half bowl and drainer, double electric oven, gas hob, integrated dishwasher and fridge/freezer, cooker hood radiator.

Utility Room

5' 6" x 5' 5" (1.68m x 1.65m)

Window to rear, base units, work surface, stainless steel sink and drainer, plumbing for washing machine, central heating boiler, radiator.

Dining Room

12' 4" Max x 9' 1" Max (3.76m Max x 2.77m Max)

Bay window to front, television point, telephone point, radiator.

First Floor Landing

Stairs to second floor landing, radiator.

Lounge

15' 2" Max x 12' 4" Max (4.62m Max x 3.76m Max)

Bay window to front, window to front, telephone point, television point, two radiators.



Bedroom Three

13' 2" + Wardrobe x 8' 7" (4.01m + Wardrobe x 2.62m)

Two windows to rear, two built in double wardrobes, telephone point, radiator.

Bathroom

Bath with mix taps and shower over, glass shower screen, wash hand basin, WC, shaver point, extractor fan, heated towel rail, part tiled.

Second Floor Landing

Bedroom One

13' 2" + Wardrobes x 10' 9" (4.01m + Wardrobes x 3.28m)

Three windows to front, two double built in wardrobes, telephone point, television point, radiator.

Ensuite

Shower cubicle, vanity wash hand basin, WC, shaver point, vanity mirror, extractor fan, chrome heated towel rail, fully tiled.

Bedroom Two

13' 2" + Wardrobes x 8' 9" (4.01m + Wardrobes x 2.67m)

Two windows to rear, two built in double wardrobes, radiator.

Rear Garden

Fence and wall enclosed, patio with shingelled walkways, planted borders, raised sleeper beds, outside tap and light, gated access to rear.

Garage And Parking

Single garage under couch house with split doors and personnel door to rear, allocated parking space at front of house.

Agent Notes

Please ask about management charge.









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

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Unit 2 Caxton House Broad Street Great Cambourne
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EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

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