



Connells

Lancaster Gate
Upper Cambourne

Lancaster Gate,
Upper Cambourne, CB23 6AT

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



This immaculately presented townhouse offers over 1200 sq ft of accommodation and includes a kitchen/diner, first floor lounge with Juliet balcony and views towards the cricket pavilion, two ensuite bedrooms, downstairs shower room and single garage.

Entrance Hall

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

Shower Room

Shower cubicle, wash hand basin, WC, tiled splash back, radiator.

Bedroom Three

15' 11" Max x 9' (4.85m Max x 2.74m)

Window to front, radiator.

Kitchen

12' 10" x 10' 5" (3.91m x 3.17m)

Window to rear, fitted kitchen with a range of wall and base units, work surface over with splash back, stainless steel sink with one and a half bowl and drainer, gas range oven with stainless steel cooker hood, integrated fridge/freezer, washing machine and dishwasher, central heating boiler housed in cupboard, tiled flooring, french doors to rear, radiator.

First Floor Landing

Cupboard, airing cupboard, stairs to second floor.

Lounge

16' x 12' 10" (4.88m x 3.91m)

Juliet balcony to front, television point, telephone point, radiator.



Bedroom Four

10' 5" x 6' 11" Max (3.17m x 2.11m Max)

Window to rear, radiator.

Bathroom

Window to rear, bath, wash hand basin, WC, part tiled, extractor fan, radiator.

Second Floor Landing

Loft access with ladder and boarded loft, radiator.

Bedroom One

15' 11" Max x 12' 11" Max (4.85m Max x 3.94m Max)

Window to front, television point, radiator.

Ensuite

Shower cubicle, wash hand basin, WC, part tiled, shaver point, extractor fan, radiator.

Bedroom Two

12' 11" Max x 10' 6" Max (3.94m Max x 3.20m Max)

Window to rear, radiator.

Ensuite

Shower cubicle, wash hand basin, WC, extractor fan, part tiled, radiator.

Rear Garden

Fence enclosed with gate access to parking, composite decking, laid to lawn with path to rear gate, shed, planted borders, outside tap.

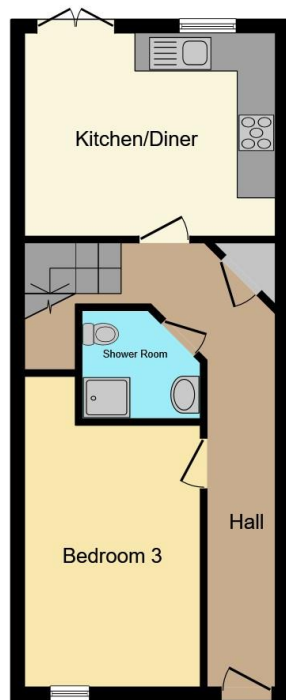
Garage And Parking

Single garage en bloc with up and over door, parking in front.

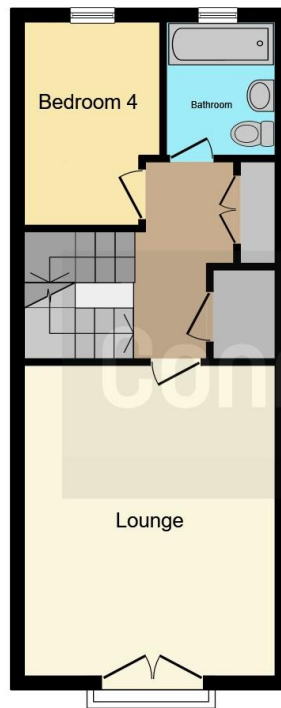




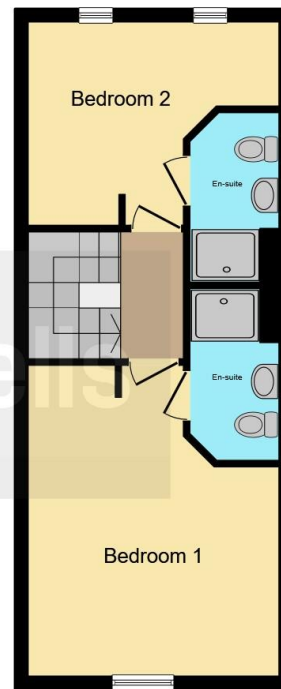




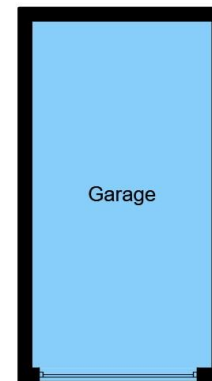
Ground Floor



First Floor



Second Floor



Garage

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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 CAMBRIDGE CB23 6JN

EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

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Property Ref: CBN306369 - 0003