



Connells

Sterling Way
Upper Cambourne

**Sterling Way,
Upper Cambourne, CB23 6BL**

**For Sale Guide Price
£325,000 - £340,000**



Set back from the road this home benefits from kitchen, lounge and a separate conservatory opening to the rear garden. Three bedrooms including bedroom one with ensuite and a family bathroom. Allocated parking for up to three cars to the rear completes this home.

Entrance Hall

Door to front, tiled flooring, telephone point, stairs to landing, under stairs cupboard, radiator.

Cloakroom

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

Kitchen

11' 3" x 10' Max (3.43m x 3.05m Max)

Window to front, fitted kitchen with a range of wall and base units, complementary work surface, stainless steel sink with one and a half bowl and drainer, tiled splash back, electric oven, gas hob, cooker hood, plumbing for washing machine and dishwasher, space for fridge/freezer, tiled flooring, cupboard housing central heating boiler, radiator.

Lounge

15' 6" x 12' 2" (4.72m x 3.71m)

French doors to conservatory, television point, radiator.

Conservatory

10' 3" x 9' (3.12m x 2.74m)

French door to rear, windows to side and rear, fitted blinds, wall lights.



Landing

Stairs to entrance hall, loft access.

Bedroom One

10' 10" Max x 9' 10" + Wardrobe (3.30m Max x 3.00m + Wardrobe)

Window to front, double built in wardrobe with slide mirror doors, television point, radiator.

Ensuite

Window to front, shower cubicle, wash hand basin, WC, extractor fan, part tiled, spot lights, tiled flooring, radiator.

Bedroom Two

10' 11" x 8' 7" (3.33m x 2.62m)

Window to rear, radiator.

Bedroom Three

10' 11" + Wardrobe x 6' 7" (3.33m + Wardrobe x 2.01m)

Window to rear, double built in wardrobe, radiator.

Bathroom

Bath with mix tap and shower over, wash hand basin, WC, tiled flooring, extractor fan, part tiled, radiator, tiled flooring.

Rear Garden

Fence enclosed, patio, artificial grass, stone border, outside tap, shed, gate to rear.

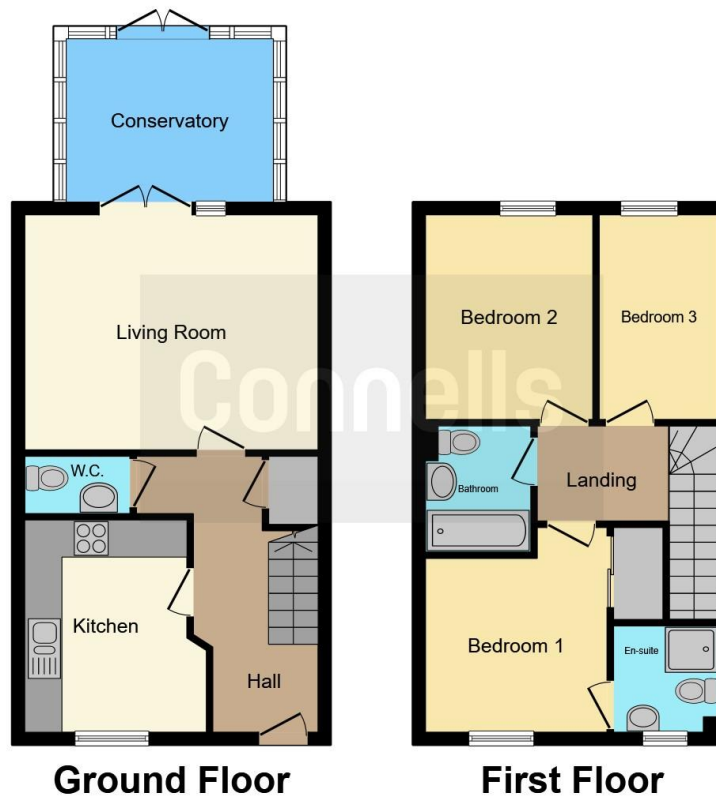
Parking

Allocated parking for up to three 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: C Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/CBN306242



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: CBN306242 - 0007