



Connells

Apley Way
Lower Cambourne

Apley Way,
Lower Cambourne, CB23 6DE

For Sale Guide Price
£350,000 - £360,000



Ideally located in Lower Cambourne for access to Cambourne Village College this three bed home offers a refitted kitchen/diner, 16' lounge with patio doors to the rear garden, ensuite to master & secure gated parking and garage

Entrance Hall

Stairs to first floor, doors to

Cloakroom

Window to rear, wash hand basin, WC, radiator.

Lounge

16' x 10' 2" Max (4.88m x 3.10m Max)

Window to front, patio doors to rear, two radiators.

Kitchen / Diner

16' x 10' 4" Max (4.88m x 3.15m Max)

Windows to front and rear, refitted kitchen with a range of wall and base units, complementary work surface, tiled splash back, stainless steel sink and drainer, electric oven, electric hob, stainless cooker hood, plumbing for washing machine and dishwasher, integrated fridge/freezer, boiler housed in cupboard, under stairs cupboard, radiator, door to rear.

Landing

Window to rear, radiator.



Bedroom One

12' 10" Max x 10' 4" Max (3.91m Max x 3.15m Max)

Window to front, television point, radiator.

Ensuite

Window to front, shower cubicle, wash hand basin in vanity unit, WC, shaver point, extractor fan, fully tiled walls, radiator.

Bedroom Two

12' 9" Max x 10' 2" Max (3.89m Max x 3.10m Max)

Window to front, loft access, radiator.

Bedroom Three

7' 1" x 6' 11" (2.16m x 2.11m)

Window to rear, radiator.

Bathroom

Window to front, wash hand basin, WC, bath with mixer taps and shower over, fully tiled, extractor fan.

Front Garden

Picket fence with path to front and shingelled garden.

Rear Garden

Fence enclosed, patio area, sleeper beds and planted borders, outside tap, outside lights, gated access to side.

Garage And Parking

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

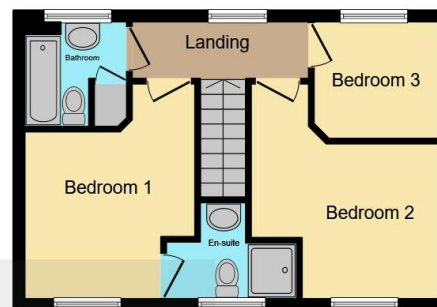




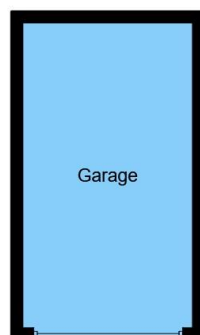




Ground Floor



First Floor



Garage

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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: C

Tenure: Freehold

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Property Ref: CBN306368 - 0003