



Connells

Firefly Road
Upper Cambourne

Firefly Road,
Upper Cambourne, CB23 6FW

For Sale 50 %Shared Ownership
£187,500



Offered to the market as a 50% share, this home benefits from kitchen, lounge and a conservatory to the ground floor. The further two floors present three good size bedrooms and a family bathroom. Enclosed rear garden and driveway parking for two with a carport complete this beautiful home.

Entrance Hall

Door to front, fitted mat, tiled flooring, under stairs cupboard with plumbing for washing machine, stairs to first floor landing, radiator.

Cloakroom

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

Kitchen

9' 9" x 8' 1" (2.97m x 2.46m)

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

Lounge

11' 8" Max x 14' 8" (3.56m Max x 4.47m)

Window to rear, telephone point, television point, spot lights, radiator.

Conservatory

10' 10" x 9' 6" (3.30m x 2.90m)

French door to rear, windows to rear and side, electric radiator, tiled flooring, lights.

First Floor Landing

Window to front, stairs to entrance hall and second floor landing, radiator.



Bedroom Two

14' 8" x 11' (4.47m x 3.35m)

Window to rear, built in single wardrobe, radiator.

Bathroom

Bath with mix taps and shower over, wash hand basin, WC, part tiled, extractor fan, light and shaver point, radiator.

Bedroom Three

9' 7" x 7' 5" (2.92m x 2.26m)

Window to front, radiator.

Second Floor Landing

Stairs to first floor landing, storage cupboard, radiator.

Bedroom One

18' 3" Max x 11' 2" (5.56m Max x 3.40m)

Window to rear, two keylite to rear with blinds, loft access, restricted head height.

Rear Garden

Patio area, laid to lawn, water butt, gate to rear, double socket.

Parking & Carport

Two parking spaces with carport, tap and double socket.

Agent Notes

Please ask regarding charges.









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

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Unit 2 Caxton House Broad Street Great Cambourne
 CAMBRIDGE CB23 6JN

EPC Rating: B

Council Tax
 Band: D

Service Charge: 166.32 Ground Rent:
 4707.72

Tenure: Leasehold

view this property online connells.co.uk/Property/CBN306476

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

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