



Connells

Osier Way
Great Cambourne



Offering to the market a 50% Shared Ownership home benefitting from being set back from the road, kitchen/breakfast room with separate lounge with stairs leading to two double bedrooms and a family bathroom. Fantastic size rear garden, single garage and parking complete this home.

Entrance Hall

Door to front, radiator.

Cloakroom

Wash hand basin, WC, tiled splash back, restricted head height, radiator.

Kitchen/Breakfast Room

Window to rear, fitted kitchen with a range of wall and base units, complementary work surface, stainless steel sink and drainer, tiled splash back, electric oven, gas hob, plumbing for washing machine, space for fridge/freezer, central heating boiler, radiator, door to rear.



Lounge

Window to front, stairs to landing, radiator.

Landing

Stairs to lounge, loft access, airing cupboard, radiator.

Bedroom One

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

Bedroom Two

Two windows to front, radiator.

Bathroom

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

Rear Garden

Wall and fence enclosed, patio area, laid to lawn, slate and bark areas, path to garage, outside light and tap, borders., gate to side.

Garage And Parking

Single garage with up and over door, light and power, door to garden, one parking space in front of garage.

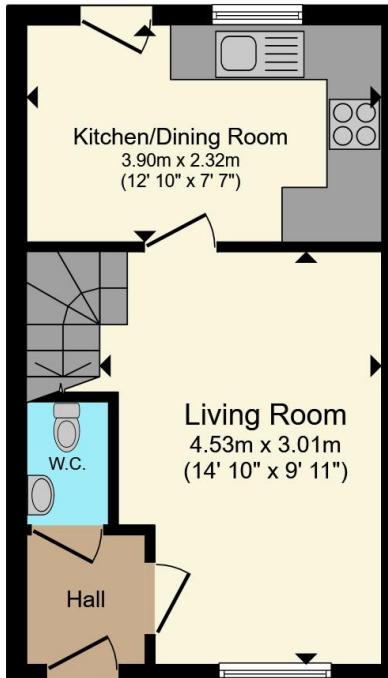
Agent Notes

Please ask regarding charges

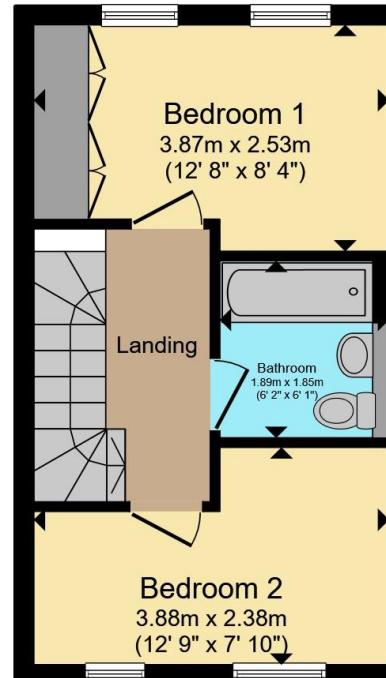








Ground Floor



First Floor

Total floor area 54.3 m² (585 sq.ft.) approx

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.propertybox.io

Connells

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: C Council Tax
Band: C

Service Charge: 156.96 Ground Rent:
3903.84

Tenure: Leasehold

view this property online connells.co.uk/Property/CBN306391

This is a Leasehold property with details as follows; Term of Lease 125 years from 21 Dec 2004. 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.

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.



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