



**Connells**

Albemarle Road  
Upper Cambourne



Albemarle Road,  
Upper Cambourne, CB23 6EE

For Sale Guide Price  
**£350,000 - £365,000**



In a quiet position in Upper Cambourne lies this semi-detached home benefitting from kitchen/breakfast, lounge and a garden room to the ground floor. Upstairs boasts three bedrooms including master with ensuite. Single garage, driveway and garden complete this home.

#### Entrance Hall

Door to front, door to lounge.

#### Cloakroom

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

#### Kitchen/Breakfast Room

Window to rear, 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 & glass's splash back, electric oven, gas hob, cooker hood, plumbing for washing machine, integrated fridge/freezer and dishwasher, central heating boiler in cupboard, patio doors to garden room, radiator.

#### Lounge

Window to front, stair to landing, storage cupboard, two radiators.

#### Garden Room

Four windows to rear, French doors to side.

#### Landing

Stairs to lounge.



## Bedroom One

Window to front, double built in wardrobe, radiator.

## Ensuite

Window to front, corner shower cubicle, wash hand basin, WC, extractor fan, tiled flooring, shaver point, part tiled, radiator.

## Bedroom Two

Window to rear, double fitted wardrobe, loft access, radiator.

## Bedroom Three

Window to rear, double built in wardrobe, radiator.

## Bathroom

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

## Rear Garden

Fence enclosed, patio area, laid to lawn, gate to front, outside tap.

## Garage And Parking

Single garage with up and over door, light and power, driveway parking for one car.

## Agent Notes

Please ask regarding Management charge.



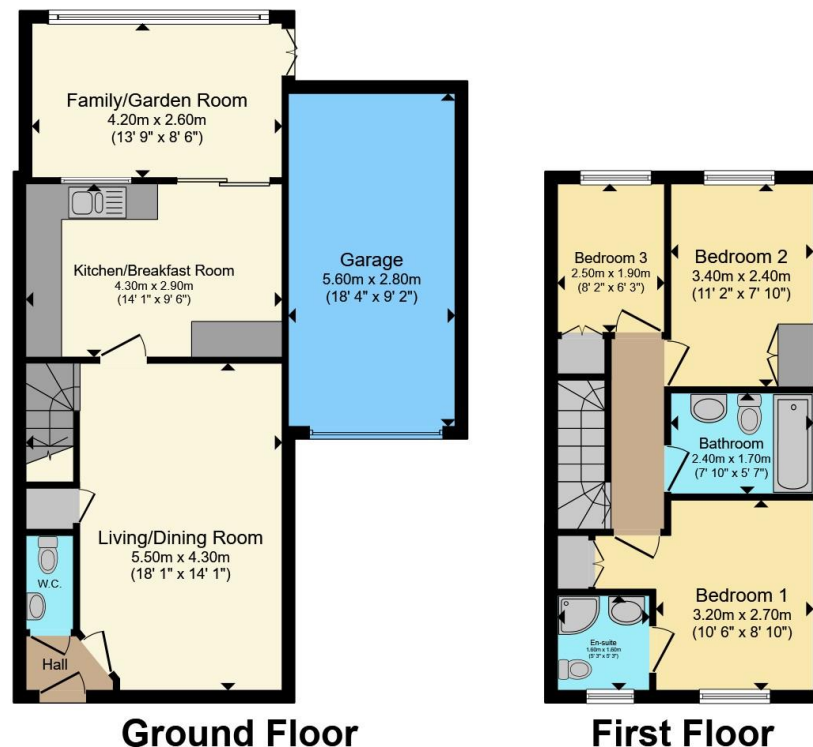












Total floor area 100.8 m<sup>2</sup> (1,085 sq.ft.) approx

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](http://www.propertybox.io)

**Connells**

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

EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

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