



Cavell Avenue, West Cambourne, Cambridge, CB23 6LN

welcome to

Cavell Avenue, West Cambourne, Cambridge

An opportunity to purchase a spacious and well-presented two bedroom newly-constructed coach house situated in this sought-after village location. Benefiting from allocated parking and ideal for first time buyers and investors alike, viewing is strongly recommended.



Front Door

Door to entrance hall.

Entrance Hall

Radiator, stairs off to first floor landing.

First Floor Landing

Airing cupboard, radiator, double glazed window to rear, doors to:

Kitchen/ Lounge/ Diner

17' 3" x 12' 4" (5.26m x 3.76m)

Lovely open plan kitchen/lounge/diner comprising fitted oven and hob with extractor over, one-and-a-half bowl sink unit with mixer taps and work surface surrounds, excellent range of base and wall units and drawers, integrated washing machine and dishwasher, fitted fridge/freezer, gas boiler supplying central heating and domestic hot water, two radiators, TV point, double glazed windows to front and rear.

Bedroom One

13' 7" x 10' 8" (4.14m x 3.25m)

Radiator, double glazed window to front.

Bedroom Two

13' 7" x 8' 2" (4.14m x 2.49m)

Bathroom

Modern white suite comprising bath with shower attachment over, concealed cistern WC, wash hand basin, part-tiled walls, radiator, double glazed window to rear.

Outside

The property has the benefit of an integrated store to the side of the property.

Parking

Allocated car parking space to rear.

Agent's Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

Please note that the vendor of this property is a close relative of an employee of Sequence UK Ltd.



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welcome to

Cavell Avenue, West Cambourne, Cambridge

- Recently constructed coach house in highly sought-after location.
- Two good-sized bedrooms.
- Lovely open plan kitchen/lounge/diner.
- 123 year lease remaining.
- Allocated car parking space.

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN109266 - 0005

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, 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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