



Broad Street, Great Cambourne Cambridge  
**£350,000** Freehold

**Sharman  
Quinney**



# Key Features



- Downstairs Shower room
- Three double bedrooms
- Close to schools
- WC on every floor
- Superb condition throughout

\*\*\*GUIDE PRICE £350,000 - £375,000\*\*\*

Cambourne is located within South Cambridgeshire comprising of Great Cambourne, Lower Cambourne and Upper Cambourne. Public transport is very well connected within the area and major road links take you into Cambridge in approximately 20 minutes. The nearest main line train station is St Neots, approximately 8.5 miles away, where you can get a direct train to Kings Cross within 43 minutes.

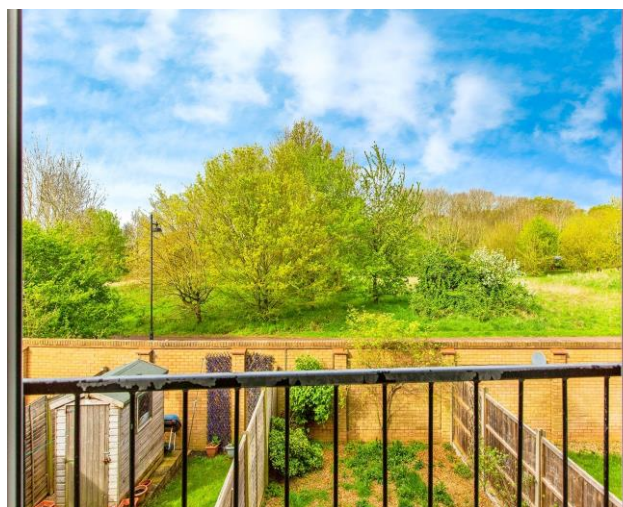
## Ground Floor

### Entrance Hall

Radiator, stairs to first floor, door to garage, door to:

Bedroom Three - 2.67m x 3.52m (8'9" x 11'7")

Two windows to rear, radiator, TV point, double





doors to garden.

#### Shower Room

Three piece suite comprising tiled shower cubicle, pedestal wash hand basin and close coupled WC, radiator.

Integral Garage - 5.12m x 2.47m (16'10" x 8'1")

With power, light and an up and over door.

Access is also available form the property.

#### First Floor

Living Room - 4.64m x 4.5m (15'3" x 14'9")

Fireplace with Adam style surround, two radiators, telephone point, TV point, coving to ceiling, two double doors to julliet balcony with views over eco park.

Kitchen - 3.15m x 2.44m (10'4" x 8')

Fitted with a matching range of base and eye level units with worktop space over, 1½ bowl stainless steel sink unit, integrated fridge/freezer and dishwasher, plumbing for washing machine, built-in double oven, hob with extractor hood over, window to front, radiator.

#### WC

Two piece suite comprising wash hand basin and close coupled WC, window to front, radiator.

#### Second Floor

Bedroom One - 3.28m x 3.06m (10'9" x 10'1")

Window to rear, double door to wardrobe, door to:

En suite Shower Room





Three piece suite comprising tiled shower cubicle, pedestal wash hand basin and close coupled WC, radiator.

Bedroom Two - 3.49m x 2.52m (11'5" x 8'3")

Window to front, radiator, access to loft area, door to wardrobe.

Family Bathroom

Three piece comprising panelled bath, pedestal wash hand basin and close coupled WC, radiator.

Outside

Rear Garden

The rear garden is laid to gravel and set out to be low maintenance. Th has a part fenced and part walled perimeter and backs onto the eco park.

To front

Off road parking space and visitor car port.


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](http://www.focalagent.com)

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# Selling your property?

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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, 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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