



Firefly Road, Upper Cambourne Cambridge
£260,000 Freehold

**Sharman
Quinney**

Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Built-in Wardrobes in ALL Bedrooms
- Walking Distance to Local Schools and Amenities

In Upper Cambourne this home is located perfectly. Close to local Primary, Secondary Schools and amenities such as the Co-Operative. 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. This lovely home is offered for sale through the Modern Method of Auction which is operated by iamsold Limited.

Ground Floor
Entrance hall
Leading to;

Cloakroom
Two-piece suite with Wash Hand Basin and low-



level WC

Kitchen/Dining/ Family Room - 21.04" x 13.01"
(6.50m x 3.98m)

Open plan layout with breakfast bar and French
Doors leading to;

Conservatory - 10.03" x 10.05" (3.12m x 3.17m)

Double glazed conservatory with French doors
leading to the garden.

First Floor

Master Bedroom - 9.09" x 10.03" Max (2.97m x
3.12m Max)

Built-In Wardrobe with window to rear.

En-Suite

Fitted with a three-piece suite comprising of
shower cubicle, wash hand basin, low-level-WC
and window to rear.

Bedroom 2 - 10.09" plus Wardrobe x 8.02"
(3.27m plus wardrobe x 2.44m)

Built-In Wardrobe with window to front.

Family Bathroom - 6.09" x 6.06" (2.05m x 1.98m)

Fitted with a three-piece suite comprising of a
bath with overhead shower, wash hand basin and
low-level-WC.

Outside

The private rear enclosed garden offers a seated
patio area accessible from the Conservatory. The
garden then offers laid lawn with a walkway





leading to the shed and side gate. The Carport offers parking for up to 2 vehicles with gate to rear for garden access.


To view this property call Sharman Quinney on:
01954 710620

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

Selling your property?

Contact us to arrange a **FREE** home valuation.

 01954 710620

 13 High Street, Cambourne, CAMBRIDGE,
Cambridgeshire, CB23 6JX

 cambourne@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



 SCAN ME



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.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: CSQ203915 - 0002

