



Handley Drive, Upper Cambourne Cambridge
£165,000 Leasehold

**Sharman
Quinney**

Key Features



50% Shared Ownership
£370.00 Rent pcm

99 Years remaining as of 23 Mar 2012

£0.00 Ground Rent pcm

Review due: Ask Agent

£41.26 Service Charge pcm

Review due: 01/2025

- No Chain
- Attention First Time Buyers
- Walking Distance to Cambourne Nature Trail
- Private Rear Enclosed Garden
- Well Presented Throughout

RENTAL CHARGE : £370.09

On the outskirts of Upper Cambourne this home is located perfectly. Close to local Schools and



Amenities. This immaculately presented home also boasts being on the door step to the Cambourne Nature Trail, perfect for dog walkers. 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
Leading to:

Downstairs cloakroom
Sizeable & accessible

Kitchen - 9.11" Max x 12.06" (3.02m Max x 3.81m)

Fitted with a range of matching wall and base units, integrated Dishwasher, Fridge-Freezer and Washing Machine with window to front.

Lounge/Diner - 17.00" Max x 17.05" Max (5.18m Max x 5.30m)

Built-In Storage with windows to side and rear.

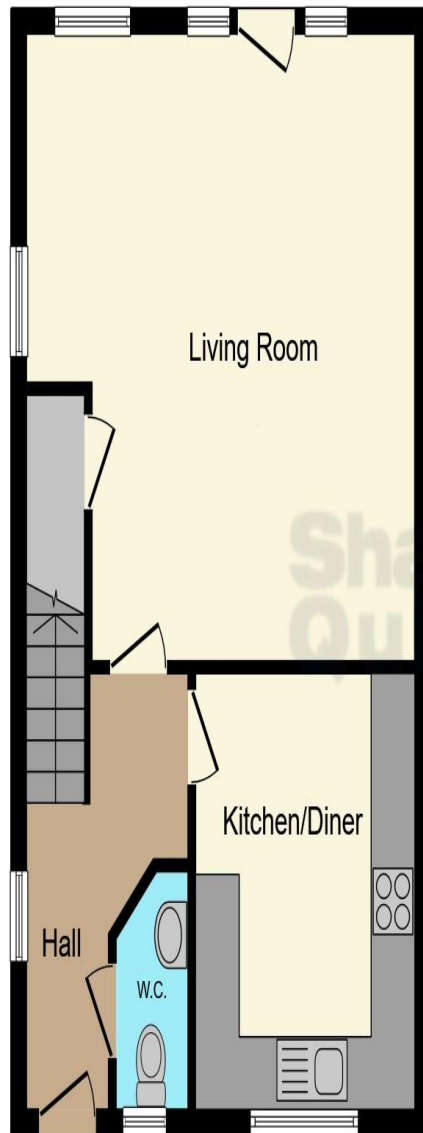
First Floor

Master Bedroom - 12.07" Max x 10.02" Max (3.83m Max x 3.09m Max)

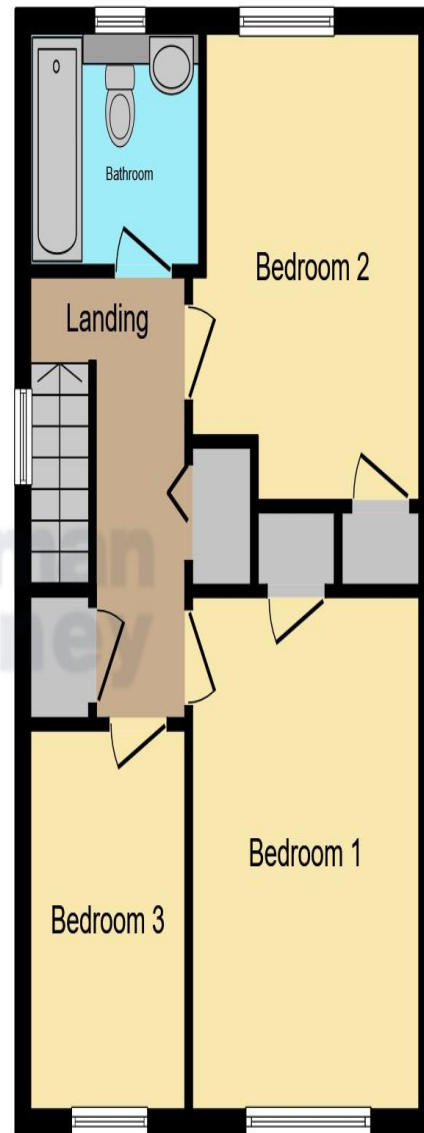
Built-In storage with window to rear.

Bedroom 2 - 9.03" x 13.11" (2.81m x 4.24m)





Ground Floor



First Floor

Built-In storage with window to front.

Family Bathroom - 6.09" x 6.03" (2.05m x 1.90m)
Renovated less than 6 months ago, the Bathroom is fitted with a three-piece suite comprising of a bath and overhead shower, wash hand basin, low-level-WC and window to rear.

Bedroom 3 - 10.03" x 7.09" (3.12m x 2.36m)
Window to front.

Outside

Accessible from the Lounge/Diner, the private rear enclosed garden offers a seated patio area with walkway to the shed and side gate. The garden is predominantly laid lawn with the side gate providing access to the 2 allocated parking spaces.

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

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