



Woolthwaite Lane, Lower Cambourne Cambridge  
**£275,000 Freehold**

**Sharman  
Quinney**



# Key Features



- New Flooring in the Kitchen and Bathroom.
- A short walk to Cambourne Village College
- Desirable Location within Lower Cambourne
- No Forward Chain
- Generous Rear Garden

In Lower Cambourne this lovely home is located perfectly. Close to local Schools and Amenities. 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;

Lounge - 10.57" x 13.21" (4.49m x 4.49m)  
Window to front.

Kitchen - 9.59" x 9.78" (4.24m x 4.72m)  
Fitted with a matching range of base and eye level



units with window to rear.

#### Cloakroom

Fitted with two-piece suite comprising of a wash hand basin and low-level-WC.

#### First Floor

Master Bedroom - 13.66" Max x 10.02" (5.63m Max x 3.09m)

2 x windows to front.

Family Bathroom - 6.39" x 6.24" (2.81m x 2.43m)

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

Bedroom 2 - 7.43" x 10.31" (3.22m x 3.83m)

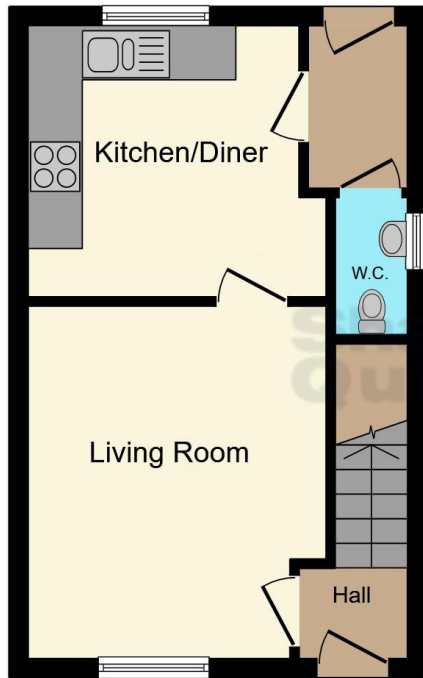
Built-in wardrobe with window to rear.

#### Outside

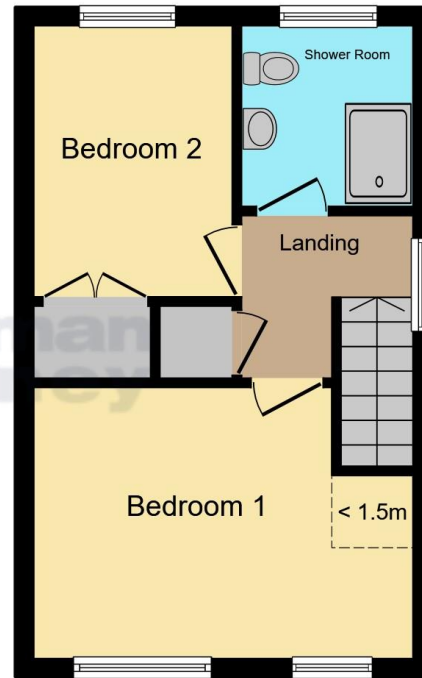
The generous private rear enclosed garden offers laid lawn with the walkway leading to the rear gate which gives you access to the allocated parking.

Agents Note; This property is currently under shared ownership with 50% ownership by the seller. The property is offered to market to purchase 100% in conjunction with Stonewater Housing Association, who would need to be contacted to ensure any criteria are met by the interested party.





**Ground Floor**



**First Floor**

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?

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

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