



Sterling Way, Upper Cambourne Cambridge  
**£170,000 Freehold**

**Sharman  
Quinney**



# Key Features



- No Forward Chain
- Generous Rear Enclosed Garden
- Well Maintained Throughout
- Walking Distance to Local Schools and Amenities
- Potential to Extend (STPP)

In Upper Cambourne this stunning family home is located perfectly. Close to local Schools and Amenities. This detached property boasts from being a short walk to the Nature Trail and Bus Stop. 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

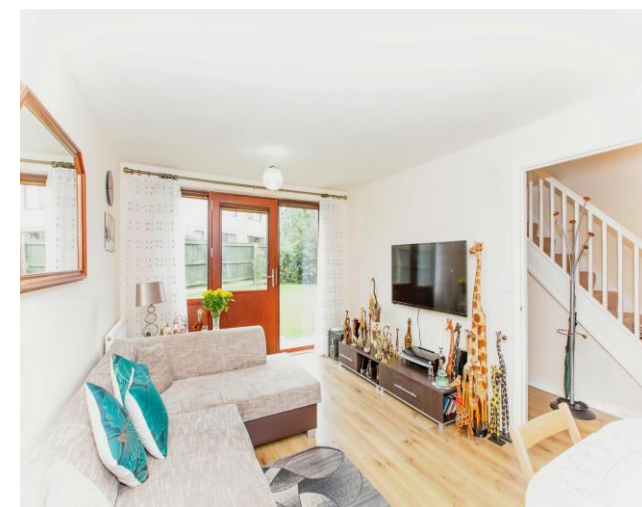
Leading to;

Lounge - 10.77" x 16.77" (3.28m x 5.11m)

Dual Aspect windows with rear door to garden.

Cloakroom

Fitted with two-piece suite comprising of, wash hand basin and low-level-WC with window to rear.



Kitchen/Diner - 8.57" x 16.77" (2.61m x 5.11m)  
Fitted with a matching range of base and eye level units with dual aspect windows and French doors to rear.

#### First Floor

Master Bedroom - 8.62" x 16.83" (2.63m x 5.13m)

Dual Aspects windows.

Family Bathroom - 6.41" x 6.85" (1.95m x 2.03m)  
Fitted with three-piece suite comprising of a bath with overhead shower, wash hand basin and low-level-WC with window to front.

Bedroom 2 - 10.80" Max x 16.81" Max (3.25m Max x 5.12m Max)

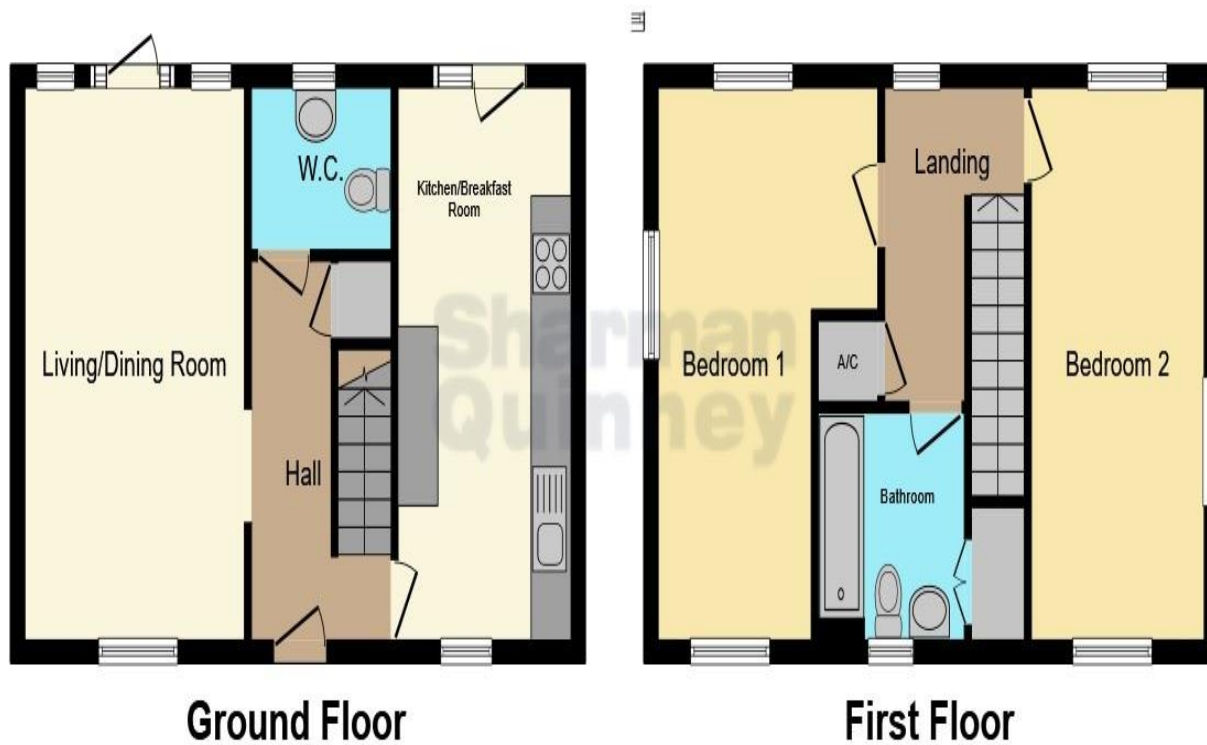
Dual Aspect windows with window to side.

#### Outside

The generous rear garden which is accessible from the Lounge or Kitchen/Diner offers a seated patio area along with rear 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](http://www.focalagent.com)

To view this property call Sharman Quinney on:  
**01954 710620**

# Selling your property?

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

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