

Property details **approval form**

57 Gladiator Road, Upper Cambourne, Cambridge, Cambridgeshire, England, CB23 6JY

Date: 18 September 2025

Property Ref and Version: CSQ204197 - 0001

Selling your home with us!

**Sharman
Quinney**

◆ **Let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Property Images |
| 3. Short Description | 7. Floor Plan |
| 4. Directions | |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your Sharman Quinney office:

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

T 01954 710620 **E** cambourne@sharmanquinney.co.uk

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◆ Price

£585,000

Tenure: Freehold

◆ Key Features

- Well Presented Home
- Five Bedrooms
- En-Suite To Main Bedroom
- Dressing Area To Main Bedroom
- Open Plan Kitchen/Diner
- Private Rear Garden
- Single Garage & Driveway
- Views Over Green Space
- EPC Rating: B

◆ Short Description

Well presented home located in a quiet area of Cambourne offering versatile and spacious accommodation throughout with front and rear gardens and a single garage with further off-road parking.

◆ Directions

◆ Agent Note

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◆ Description

Located opposite green space and in a cul-de-sac, this five bedroom detached home must be viewed to be fully appreciated.

The downstairs accommodation comprises, wc, living room, study and an open plan kitchen/diner.

The first floor benefits from 3 good sized bedrooms and a family bathroom and the main bedrooms has a dressing area and an en-suite.

The second floor has two double bedrooms and a shower room.

Externally the property has an enclosed rear garden mainly laid to lawn with patio area and gated access to the single garage and driveway.

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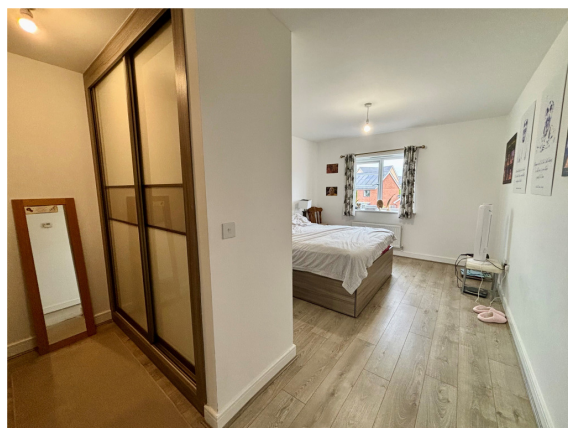
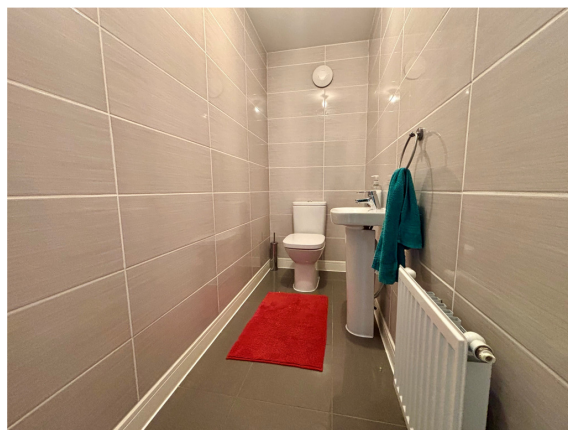
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◆ **Property Images**

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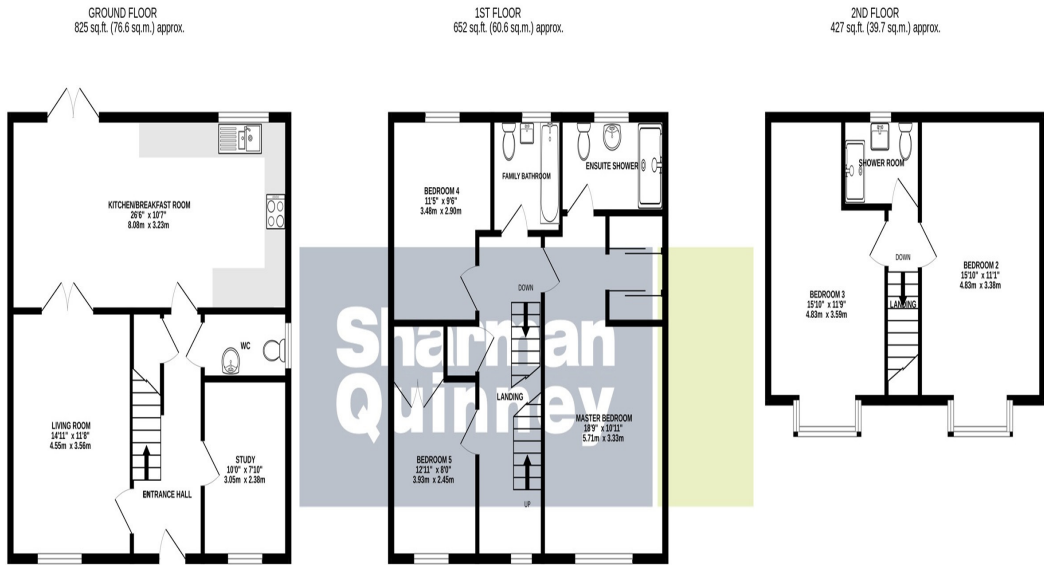
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◆ Floor Plan



TOTAL FLOOR AREA: 1904 sq.ft. (176.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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◆ Approval

Signature		Date
Simon Thomas		
Mr A. Rao & Mrs V. Rao		

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