



**Connells**  
connells.co.uk 01954 714 800  
**FOR SALE**

**Connells**

Gladiator Road  
Upper Cambourne



This semi detached home boasts open plan kitchen/living/dining area to the ground floor, two bedrooms including a family bathroom. Outside hosts rear garden and driveway parking.

#### Entrance Hall

Door and window to front, storage cupboard for utility with plumbing for washing machine, Hive heating.

#### Cloakroom

Window to front, wash hand basin, WC, tiled splash back, extractor fan, lino flooring, fixed shelving, radiator.

#### Kitchen/Living/Dining Area

13' 6" Max x 21' 2" ( 4.11m Max x 6.45m )

Fitted kitchen with a range of wall and base units, complementary work surface, sink and drainer, double oven, four ring gas hob, integrated fridge/ freezer and dishwasher, under cupboard lighting. Windows to rear, french door to rear, Internet point, television point, radiator.

#### Landing

Radiator.



## Bedroom One

13' 6" x 9' 11" ( 4.11m x 3.02m )

Window to rear, fitted wardrobe with walk in affect, fan light, television point, radiator.

## Bedroom Two

8' 1" x 13' 6" Max ( 2.46m x 4.11m Max )

Two windows to front, fixed shelves, loft access with ladder, boarding and light, radiator.

## Bathroom

Bath with shower over, wash hand basin, WC, extractor fan, chrome heated towel rail, smart lights motion sensor, fixed shelving.

## Rear Garden

Fence enclosed, patio area, laid to lawn, path to shed, shed.

## Parking

Driveway parking for two cars.

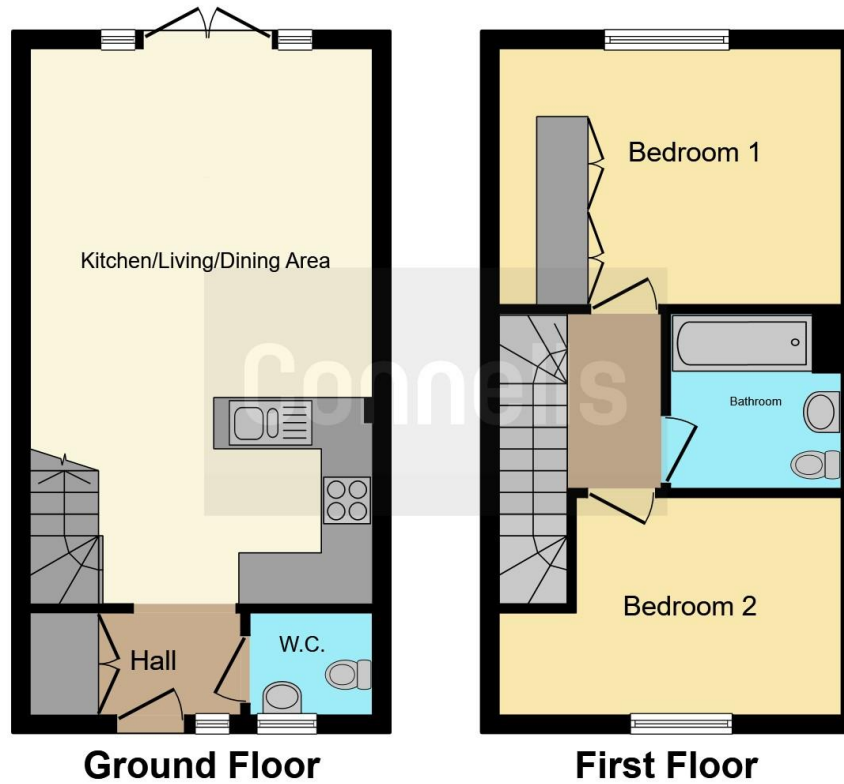
## Agents Notes

Buyers should be made aware that limited information will be available with regards to Property Information Form enquiries.









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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Unit 2 Caxton House Broad Street Great Cambourne  
 CAMBRIDGE CB23 6JN

EPC Rating: B Council Tax  
 Band: C

Tenure: Freehold

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