



Gladiator Road, Upper Cambourne Cambridge
Offers in Excess of £270,000 **Freehold**

**Sharman
Quinney**

Key Features



- Two Bedroom Semi-Detached Home
- No Onward Chain
- Well presented Throughout
- Driveway parking for two vehicles
- Private rear garden

Located in the ever-popular Cambourne area of South Cambridgeshire, this home provides excellent access to a wide range of amenities and transport connections. The nearest mainline station is in St Neots, around 8.5 miles away, providing direct trains to London Kings Cross in under an hour. Regular bus services run between Cambourne, Cambridge, St Neots and Huntingdon.

Cambourne offers a strong selection of everyday facilities including a large Morrisons, Greens Coffee Shop, Monkfield Arms, local Co-ops, GP surgery, dentists, a library, multiple eateries and retail outlets. The area is well served by primary schools including Monkfield Park, The Vine Inter-Church School, Jeavons Wood and Hardwick & Cambourne Primary — all within the catchment for Cambourne Village College.



ACCOMMODATION

Entrance Hall

Front door and window to front, useful storage cupboard with plumbing for a washing machine, Hive heating system.

Cloakroom

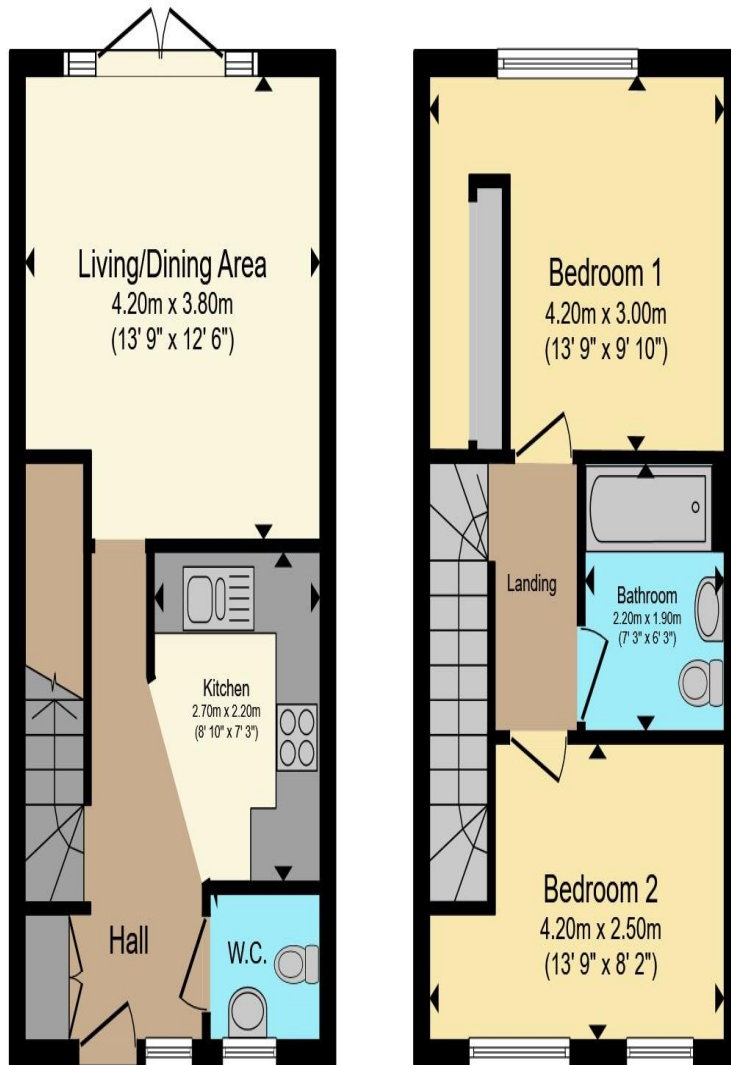
Window to front, WC, wash hand basin, tiled splashback, extractor fan, shelving, radiator.

Kitchen/Living/Dining Area – 13'6" max x 21'2"
(4.11m max x 6.45m)

Modern fitted kitchen with a range of wall and base units, complementary work surfaces, sink and drainer, double oven, four-ring gas hob, integrated fridge/freezer and dishwasher, under-unit lighting. Windows and French doors opening to the rear garden, internet and TV points, radiator.

Landing





Ground Floor

First Floor

Total floor area 63.4 m² (683 sq.ft.) approx

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.propertybox.io

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Radiator.

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

Rear-facing window, fitted wardrobe with walk-in style storage, ceiling fan, TV point, radiator.

Bedroom Two – 8'1" x 13'6" max (2.46m x 4.11m max)

Two windows to the front, fitted shelving, loft access with ladder, boarded storage and lighting, radiator.

Bathroom

Suite comprising bath with shower over, wash hand basin, WC, extractor fan, chrome heated towel rail, motion-sensor smart lighting, shelving.

OUTSIDE

Rear Garden

Enclosed by fencing with an area of lawn, patio space, pathway and garden shed.

Parking

To view this property call Sharman Quinney on:
01954 710620

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

 01954 710620

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

 cambourne@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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