



Gladiator Road, Upper Cambourne Cambridge  
**£280,000 Freehold**

**Sharma  
Quinney**

# Key Features



- Two Bedroom Semi-detached Home
- Open-plan kitchen/living/dining area
- Ideal First Time Purchase
- Driveway Parking for Two Vehicles
- Private Rear Garden

Set in the highly sought-after Cambourne area of South Cambridgeshire, this home offers excellent access to a wide range of amenities and strong transport links. St Neots mainline station is approximately 8.5 miles away, providing direct services to London Kings Cross in under an hour, while regular bus routes connect Cambourne with Cambridge, St Neots and Huntingdon. The town benefits from a comprehensive selection of everyday facilities including a large Morrisons, cafés, pubs, Co-ops, GP surgery, dentists, library, eateries and retail outlets. Local schooling options include Monkfield Park, The Vine Inter-Church School, Jeavons Wood and Hardwick & Cambourne Primary, all within the catchment for Cambourne Village College and sixth form.



## Accommodation

### Entrance Hall

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

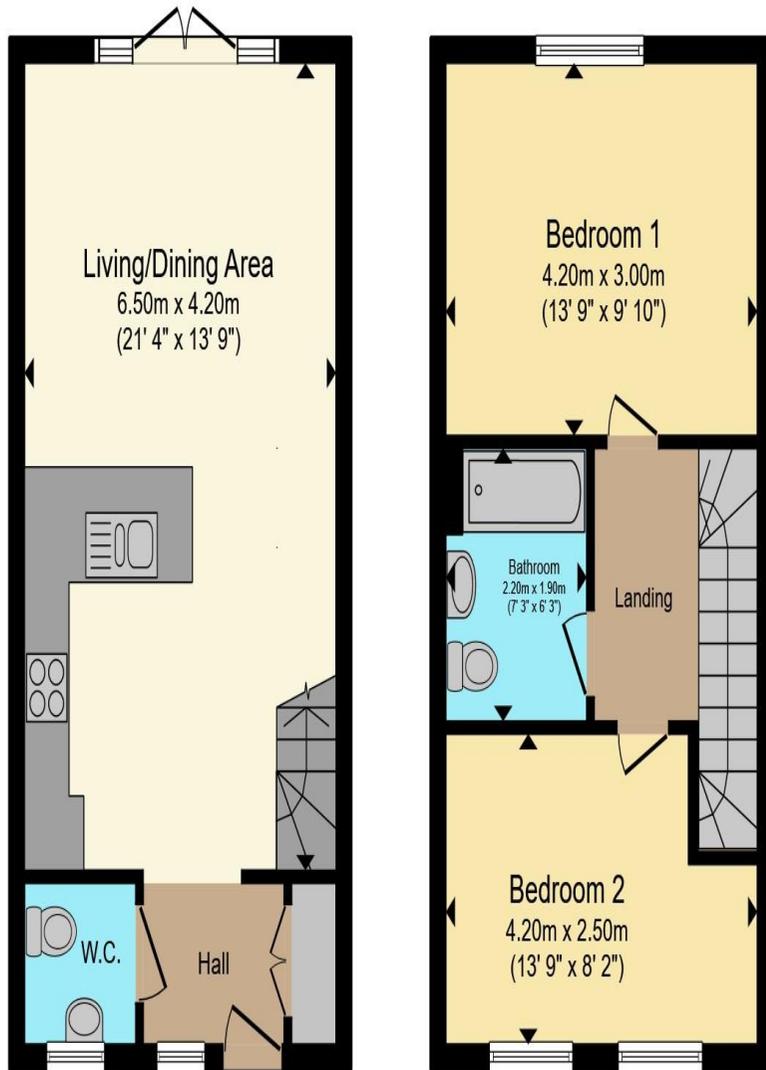
### Cloakroom

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

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

A spacious open-plan room featuring a modern fitted kitchen with wall and base units, complementary work surfaces, sink and drainer, double oven, four-ring gas hob, integrated fridge/freezer and dishwasher, under-unit lighting and glass splashback. Windows and French doors open onto the rear garden. Internet and TV points, two radiators.





**Ground Floor**

**First Floor**

Total floor area 66.4 m<sup>2</sup> (714 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](http://www.propertybox.io)

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Landing

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 and radiator.

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

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

Bathroom

Suite comprising bath with shower over and glass screen, wash hand basin, WC, extractor fan, chrome heated towel rail, shelving and motion-

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

 [cambourne@sharmanquinney.co.uk](mailto:cambourne@sharmanquinney.co.uk)

 [www.sharmanquinney.co.uk](http://www.sharmanquinney.co.uk)



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