



Connells

Friar Way
Great Cambourne



Enjoy the benefits of home ownership with this appealing 50% shared ownership property in Great Cambourne. Featuring a spacious dual-aspect lounge, kitchen/diner, three bedrooms and a private garden, plus parking for two cars, this home is not to be missed.

Entrance Hall

Door to front, window to front, fitted mat, radiator.

Kitchen/Diner

Fitted kitchen with a range of wall and base units, complementary work surface, stainless steel sink and drainer, tiled splash back, electric oven, gas hob, stainless steel cooker hood, space for fridge/freezer, plumbing for washing machine, under stairs cupboard, door to rear, radiator.

Lounge

Window to front and side, telephone point, television point, radiator.

Cloakroom

Window to front, wash hand basin, WC, extractor fan, tiled splash back, radiator.

Landing

Stairs to entrance hall, cupboard housing central heating boiler, airing cupboard, storage cupboard, loft access.



Bedroom One

Windows to front and side, storage cupboard, built in wardrobe, radiator , restricted head height.

Bedroom Two

Window to front, television point, radiator, restricted head height.

Bedroom Three

Window to rear, radiator, restricted head height.

Bathroom

Window to rear, bath with mix taps and shower, wash hand basin, WC, part tiled, extractor fan, light with shaver point, fitted mirror, radiator.

Front Garden

Fence enclosed, shingle, mature hedges, gate to front.

Rear Garden

Fence enclosed, patio area, laid to lawn, mature hedges, path to shed, outside light, shed, gate to side.

Parking

Two allocated parking spaces.

Agent Note

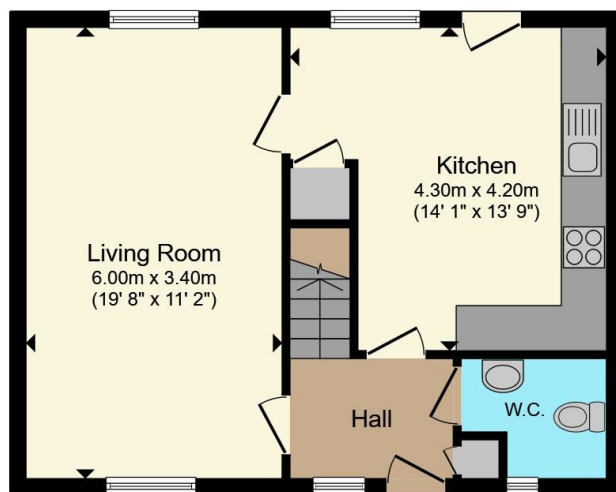
Please ask regarding charges

Please note that the AML fee covers the cost of carrying out the required and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

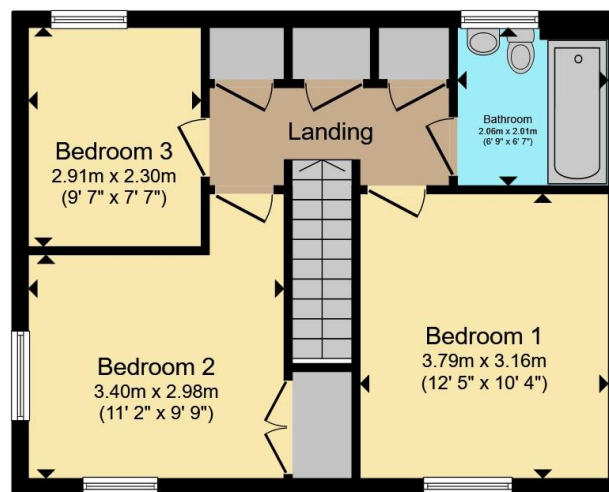








Ground Floor



First Floor

Total floor area 92.4 m² (995 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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To view this property please contact Connells on

T 01954 714900
E cambourne@connells.co.uk

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

EPC Rating: C

Council Tax
 Band: C

Service Charge: 44.00
 Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/CBN306857

This is a Leasehold property with details as follows; Term of Lease 120 years from 20 Aug 2026. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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