



Merle Way, Lower Cambourne Cambridge
guide price £310,000 **Freehold**

**Sharman
Quinney**

Key Features



- No Onward Chain
- A short walk to Cambourne Village College
- Desirable Location within Lower Cambourne
- En-Suite To Main Bedroom
- Enclosed Garden

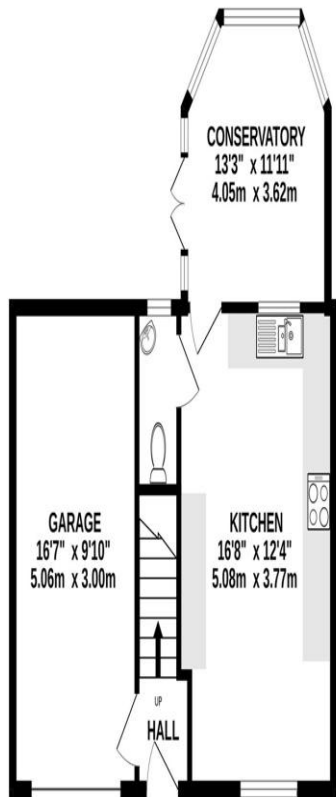
Located in a quite location the property comprises, hall, kitchen/breakfast room, wc and conservatory downstairs.

Upstairs the property comprises, landing, living room, three bedrooms, bathroom and an en-suite shower room to the principal bedroom.

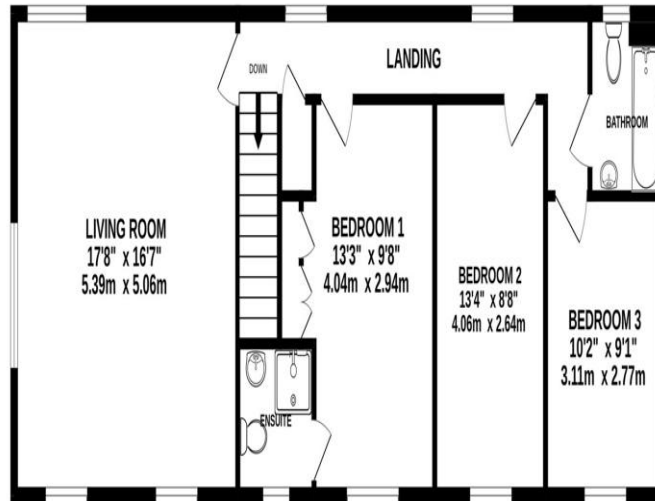
Externally the property benefits from an enclosed garden, single garage and off-road parking.



GROUND FLOOR



1ST FLOOR



Ground Floor

Kitchen - 5.08m x 3.77m

Conservatory - 4.08m x 3.62m

Garage - 5.06m x 3.0m

First Floor

Living Room - 5.39m x 5.06m

Bedroom 1 - 4.04m x 2.94m

Bedroom 2 - 4.06m x 2.64m

Bedroom 3 - 3.11m x 2.77m

TOTAL FLOOR AREA: 1445sq.ft. (134.2 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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To view this property call Sharman Quinney on:
01954 710620

Selling your property?

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

 01954 710620

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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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