



Connells

Lancaster Gate
Upper Cambourne

Lancaster Gate,
Upper Cambourne, CB23 6AU

For Sale Guide Price
£350,000 - £365,000



These ever popular homes provide flexible living over three floors with an open plan kitchen/dining living area with french doors to the rear garden. A bright first floor lounge with Juliet balconies accompanies a family bathroom, three bedrooms and two ensuites.

Entrance Hall

Door to front, tiled flooring, stairs to first floor, radiator.

Cloakroom

Window to front, wash hand basin, WC, extractor fan, fully tiled, central heating boiler housed in cupboard, radiator.

Kitchen/Diner

Fitted kitchen with a range of wall and base units , complementary work surface, tiled splash back, one and a half bowl and drainer, breakfast peninsula, gas and electric Range oven, stainless steel cooker hood, integrated fridge/freezer, dishwasher and washing machine, spot lights, telephone point, French doors to rear garden, under stairs cupboard, two radiators.

First Floor Landing

Stairs to second floor landing, radiator.

Lounge

Two Juliet balconies to front, television point, telephone point, radiator.

Bedroom Three

Window to rear, triple built in wardrobe, airing cupboard, radiator.

Bathroom

P shape bath with mixer taps and shower over with glass screen, wash hand basin, WC, shaver point, extractor fan, fully tiled, radiator.

Second Floor Landing

Loft access, part boarded with ladder, radiator.

Bedroom One

Two windows to front, six door built in wardrobes, television point, two radiators.

Ensuite

Shower cubicle, wash hand basin, WC, extractor fan, fully tiled, towel radiator.

Bedroom Two

Window to rear, triple built in wardrobe, radiator.

Ensuite

Shower cubicle , wash hand basin, WC, extractor fan, shaver point, fully tiled, towel radiator.

Rear Garden

Fence enclosed , patio area, laid to lawn, mature shrubs and planted borders, gated access to side.

Parking

Two allocated parking spaces, either side of the shingle in front of house.

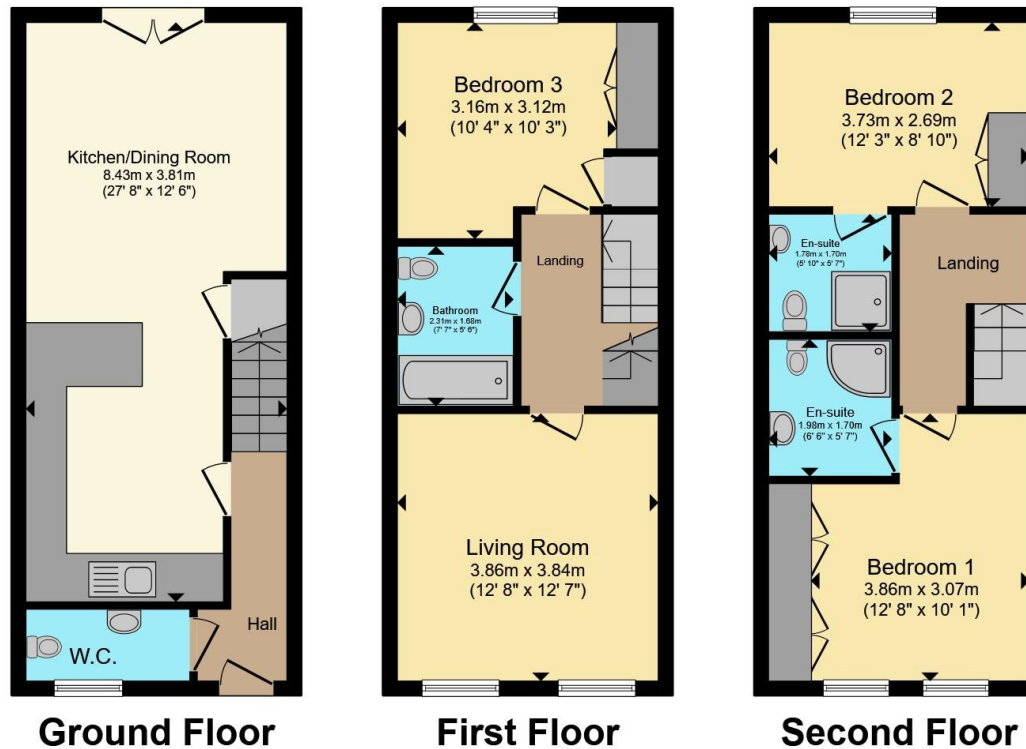
Agent Notes

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.









Total floor area 107.1 m² (1,153 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

Connells

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

EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/CBN306827



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Property Ref: CBN306827 - 0005