



**Connells**

Halifax Road  
Upper Cambourne



**Three-bedroom end of terrace home facing onto a relaxing green space whilst offering a kitchen with a separate lounge/diner, three spacious bedrooms with an ensuite to the main. Good size garden, garage and parking. A complete family home.**

#### **Entrance Hall**

Door to front, stairs to first floor, telephone point, door to cloakroom, Thermostat, radiator.

#### **Cloakroom**

Window to side, wash hand basin, WC, tiled splash back, radiator.

#### **Lounge**

Window to side, door to conservatory, telephone point, television point, two radiators.

#### **Kitchen**

Window to front, fitted kitchen with a range of wall and base units, complementary work surface, stainless steel sink with one and a half bowl and drainer, tiled splash back, electric oven, gas hob, cooker hood, plumbing for washing machine, space for fridge/freezer, boiler housed in cupboard.

#### **Conservatory**

UPVC, windows to rear garden, Patio door to garden.

#### **First Floor Landing**

Window to side, stairs to second floor, radiator.



## Bedroom Two

Two windows to rear, four door built in wardrobes, radiator.

## Bedroom Three

Two windows to front, built in wardrobe, radiator.

## Second Floor Landing

Velux window, door to bedroom one , cupboard with water tank, stairs from first floor.

## Bedroom One

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

## Ensuite

Velux window to rear, shower cubicle, wash hand basin, WC, radiator.

## Bathroom

Bath with shower over, glass screen, wash hand basin, WC, fully tiled, extractor fan, radiator.

## Rear Garden

Fenced enclosed, Patio, gate to side, outside tap, outside double socket.

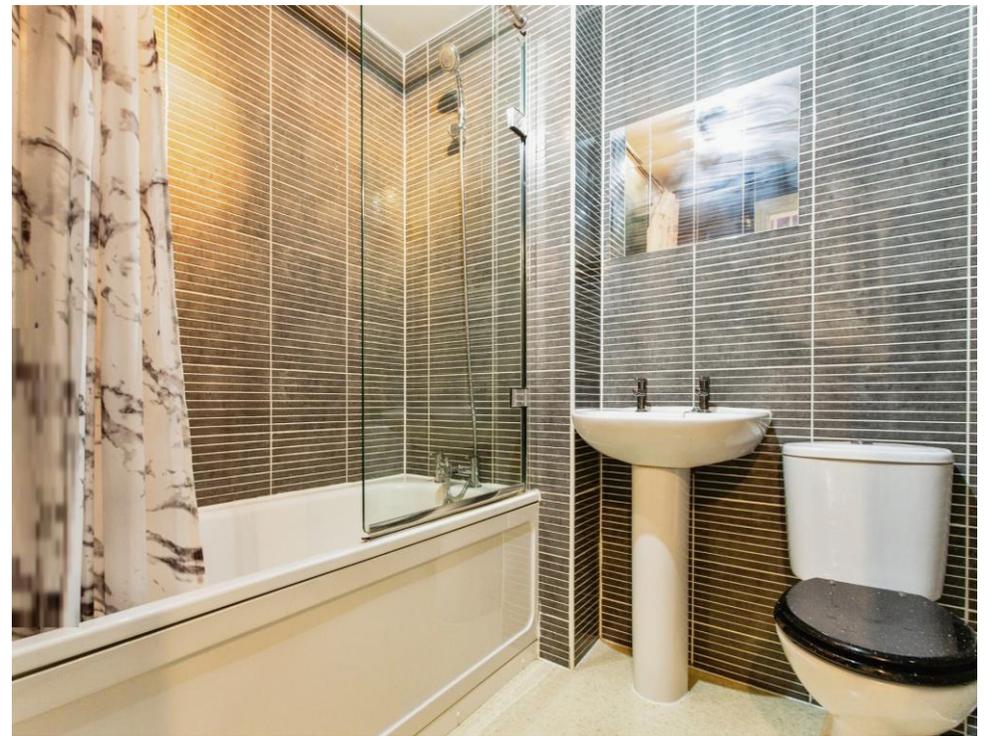
## Garage And Parking

Single garage en bloc with up and over door, parking in front of garage.

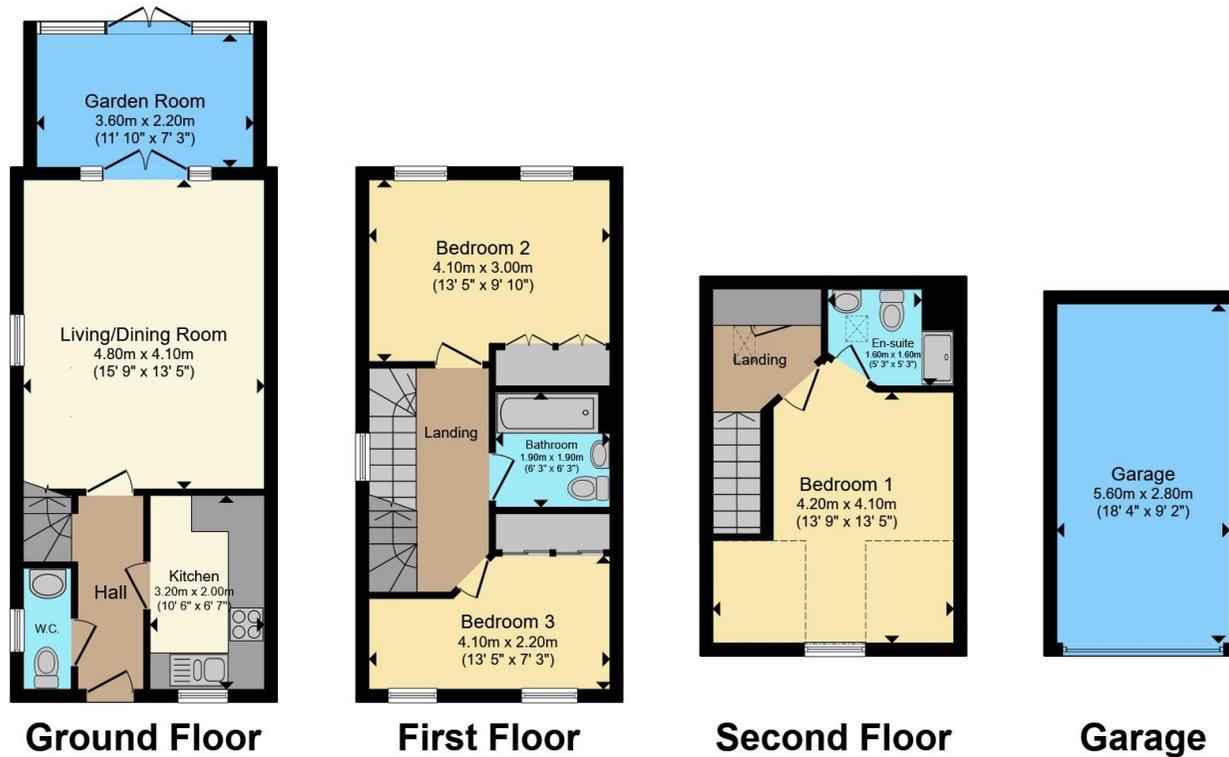
## Agents Notes

Buyers should be made aware that limited information will be available with regards to Property Information Form enquiries.









Total floor area 115.3 m<sup>2</sup> (1,241 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



To view this property please contact Connells on

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

EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

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