



Cameron Road, Cambridge
Guide Price £270,000 Freehold

**Sharman
Quinney**

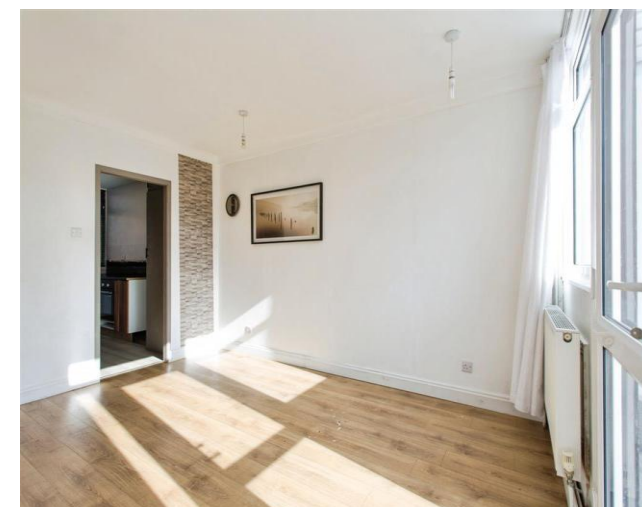
Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Bedrooms
- Spacious Reception Rooms
- The modern method of auction is open to mortgage and cash buyers
- Nonstandard construction

The ground floor opens into a central hallway, which provides access to the main living area and convenient wc. There is also ample storage available, including useful under-stair storage.

To the front of the property is a generous dining area, ideal for family meals and hosting. The dining space connects directly to the kitchen, which features a built-in oven and provides room to add white goods. The kitchen offers good worktop space and storage options further enhancing the properties practicality.



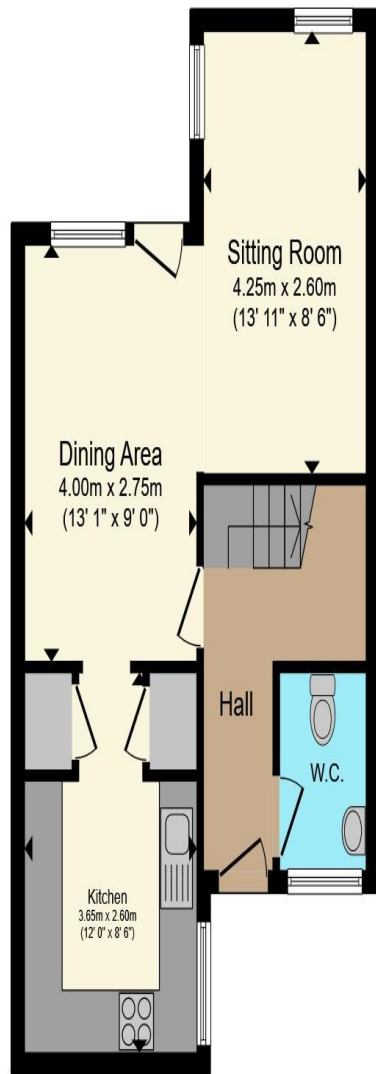
To the rear, is the well-appointed living room, filled with natural light and offering a versatile space suitable for both everyday living and entertaining. The room comfortably accommodate a range of furniture layouts, creating a welcoming and practical setting.

Upstairs, the property provides three bedrooms. Bedroom one and Bedroom three both benefit from built-in storage. All bedrooms can accommodate a double bed, with bedroom three also offering flexibility to be used as a versatile study or home office if desired. The upstairs is served by a family bathroom, fitted with a bath, toilet, and basin.

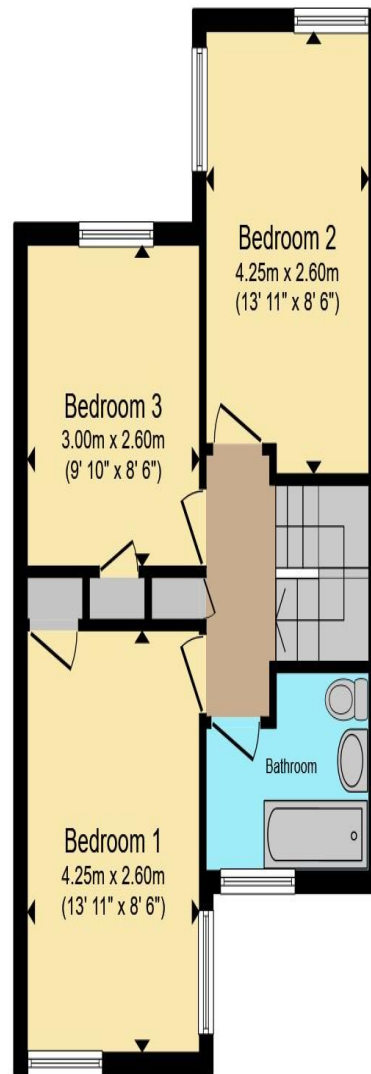
Externally the property benefits from a well sized rear garden with access from both the dining room and garden gate. Cameron road also provides resident parking, whilst on- street parking is also available.

Although the property would benefit from some modernisation, it presents an excellent opportunity for first- time buyers, home movers, and investors alike.





Ground Floor



First Floor

Total floor area 85.7 m² (923 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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Measurements

Kitchen - 3.65m x 2.60m / 12'0" x 8'6"

Dining area - 4.00m x 2.75m / 13'1" x 9'0"

Living room - 4.25m x 2.60m / 13'11" x 8'6"

Bedroom one - 4.25m x 2.60m / 13'11" x 8'6"

Bedroom two - 4.25m x 2.60m / 13'11" x 8'6"

Bedroom three - 3.00m x 2.60m / 9'10" x 8'6"

Bathroom - 2.60m x 1.91m / 8'6" x 6'2"

Agents Notes: Please be aware that a rent of £1800 - £2000/m is achievable, especially due to the location.

To view this property call Sharman Quinney on:
01223 426139

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