



**Connells**

Spar Close  
Lower Cambourne



Sought after two bedroom coach house, offering kitchen area opening to the lounge and a refitted bathroom. Including a single garage with power and allocated parking. An ideal starter home or investment opportunity.

#### Entrance Hall

Door to front, stairs to lounge, radiator.

#### Kitchen Area

9' 9" x 5' 3" ( 2.97m x 1.60m )

Window to rear, fitted kitchen with a range of wall and base units, complementary work surface, stainless steel sink and drainer, plumbing for washing machine, integrated fridge/freezer, restricted head height.

#### Lounge Area

12' 2" x 19' 4" Max ( 3.71m x 5.89m Max )

Window to front, stairs to entrance hall, airing cupboard housing hot water tank, fireplace, restricted head height, two radiators.



## Bedroom One

11' 6" Max x 9' 11" ( 3.51m Max x 3.02m )

Window to front, double built in wardrobe, radiator, restricted head height.

## Bedroom Two

11' 1" x 7' 1" Max ( 3.38m x 2.16m Max )

Window to rear, restricted head height, radiator.

## Refitted Bathroom

Velux window to rear, bath with mixer tap and shower over, glass screen, vanity wash hand basin,

WC, fully tiled, mirror with light and bluetooth, restricted head height.

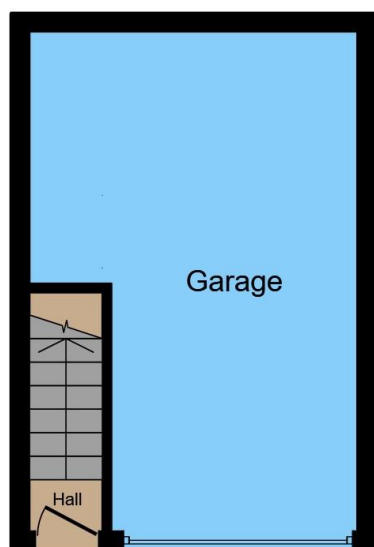
## Garage And Parking

Single garage with up and over door, light and power, storage cupboard, central heating boiler, one allocated parking space.

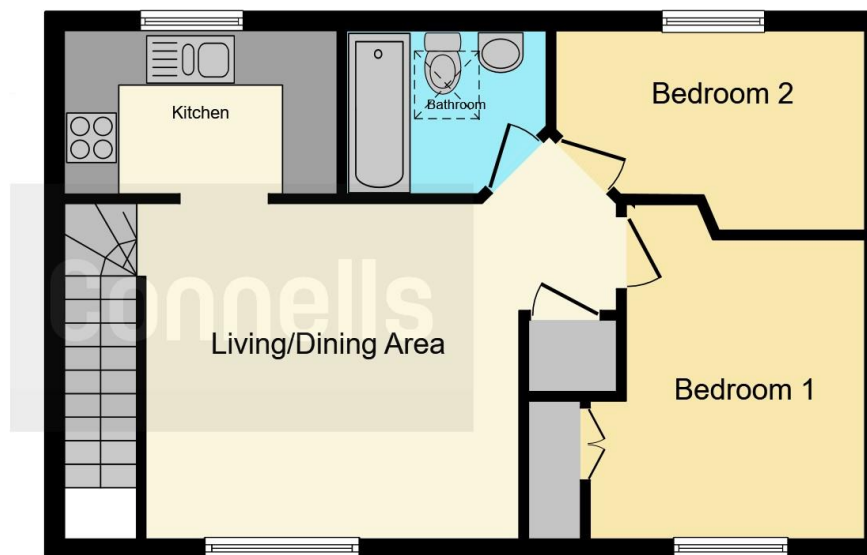








**Ground Floor**



**First Floor**

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.focalagent.com](http://www.focalagent.com)

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: D

Council Tax  
 Band: B

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2003. 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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