



Connells

Bays Close
Highfields Caldecote



Modern, 45% Shared Ownership 2 bedroom home in Highfields Caldecote. Just 5 years old, the property offers a kitchen, lounge/diner, WC, bathroom 2 double bedrooms, rear garden and allocated parking. Perfect for first time buyers seeking a village location.

Entrance Hall

Door to front, stairs to landing, radiator.

Cloakroom

Window to front, corner wash hand basin, WC, tiled splash back, extractor fan, radiator.

Kitchen

11' 11" x 7' 3" (3.63m x 2.21m)

Window to front, fitted Gloss kitchen with a range of wall and base units, complementary work surface and upstands, sink and drainer, double electric eye level oven, gas hob, splash back, stainless steel cooker hood, integrated washing machine, dishwasher and fridge/freezer, tiled flooring, radiator.

Lounge/Diner

15' 1" Max x 14' 1" Max (4.60m Max x 4.29m Max)

French doors to rear, two windows to rear, window to side, under stairs cupboard, television point, radiator.

Landing

Window to side, stairs to entrance hall, loft access, airing cupboard.



Bedroom One

15' 1" x 11' 1" Max (4.60m x 3.38m Max)

Two windows to rear, television point, telephone point, radiator.

Bedroom Two

14' 4" Max x 8' 2" Max (4.37m Max x 2.49m Max)

Window to front, television point, radiator.

Bathroom

Keylite window to front, bath with mix tap and shower over, glass screen, wash hand basin, WC, part tiled, extractor fan, radiator, restricted head height.

Rear Garden

Fence enclosed, laid to lawn, patio area, shed, borders, shed, gate to front.

Parking

Two tandem on driveway.

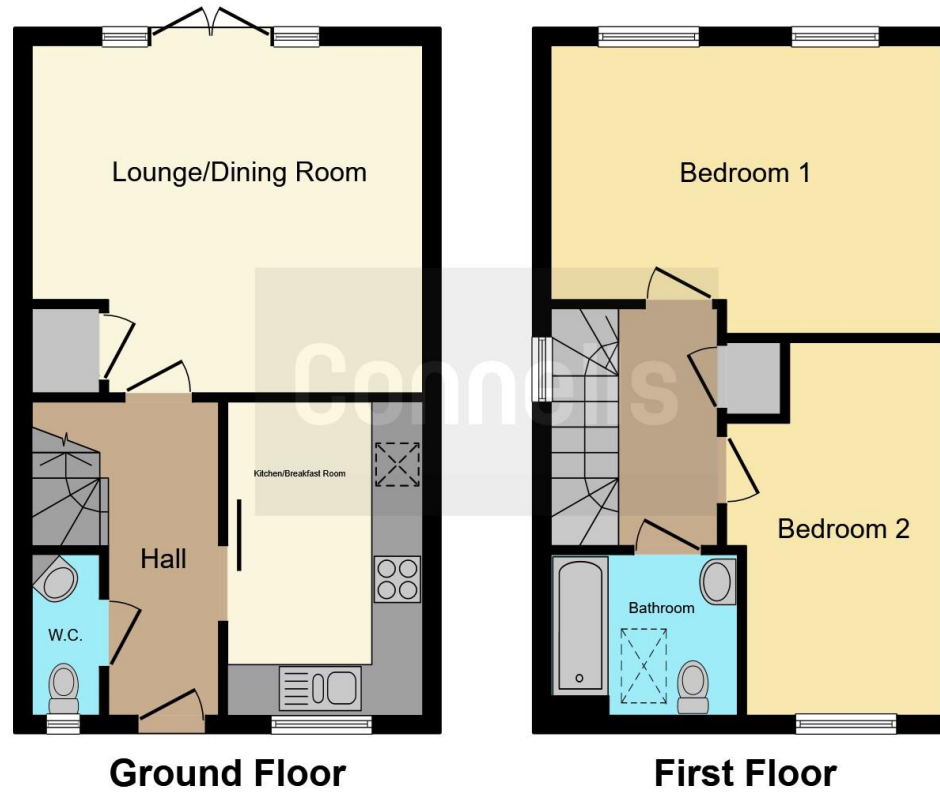
Agent Notes

Please ask regarding charges









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

To view this property please contact Connells on

T 01954 714900
E cambourne@connells.co.uk

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

EPC Rating: B Council Tax
 Band: B

Service Charge: 688.09 Ground Rent:
 5644.08

Tenure: Leasehold

view this property online connells.co.uk/Property/CBN306290

This is a Leasehold property with details as follows; Term of Lease 125 years from 14 Aug 2020. 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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