



Halifax Road, Upper Cambourne Cambridge
Guide Price £280,000 **Freehold**

**Sharman
Quinney**

Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Bedroom Mid-Terraced House
- Perfect First Time Buy/Investment

Accommodation Includes

Hallway

Double glazed window to the front, laminate wood effect flooring,

WC

Lounge/Diner

4.80 x 4.20. Double glazed window to the rear, door leading to the rear garden, TV point, air conditioning unit, stairs to the first floor, laminate wood effect flooring, radiator.

Kitchen

3.40 x 2.80. Double glazed window to the front, wall and base units with worktop over, inset sink and drainer, inset gas hob with oven under and



extractor over, a range of wall and base units with granite worktop over, integrated dishwasher, plumbing for washing machine, pantry style cupboard, laminate wood effect flooring,

First Floor Landing

Airing cupboard, access to loft.

Bedroom One

3.40 x 2.90. Double glazed window to the rear, two fitted cupboards, radiator.

En Suite

Bedroom Two

2.80 x 2.60. Double glazed window to the front, radiator

Bedroom Three

2.20 x 2.00

Double glazed window to the rear and radiator

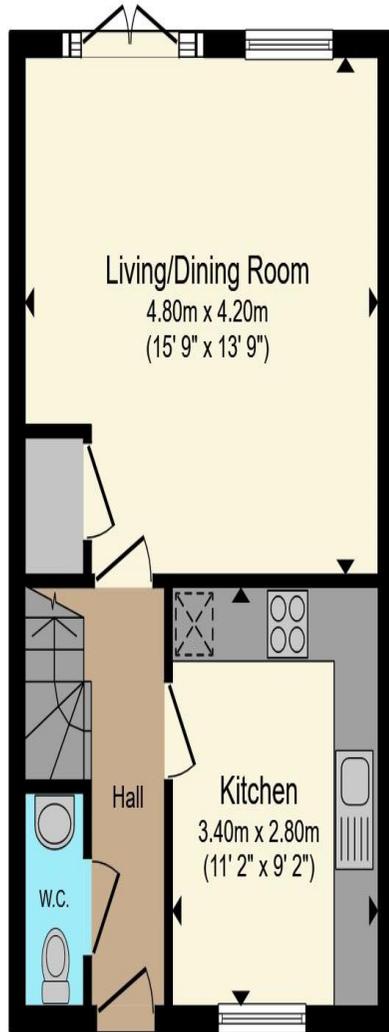
Bathroom

1.90 x 1.90 Double glazed window to the front, bath, shower, low level WC, wash hand basin with storage under, tiled walls, heated towel rail.

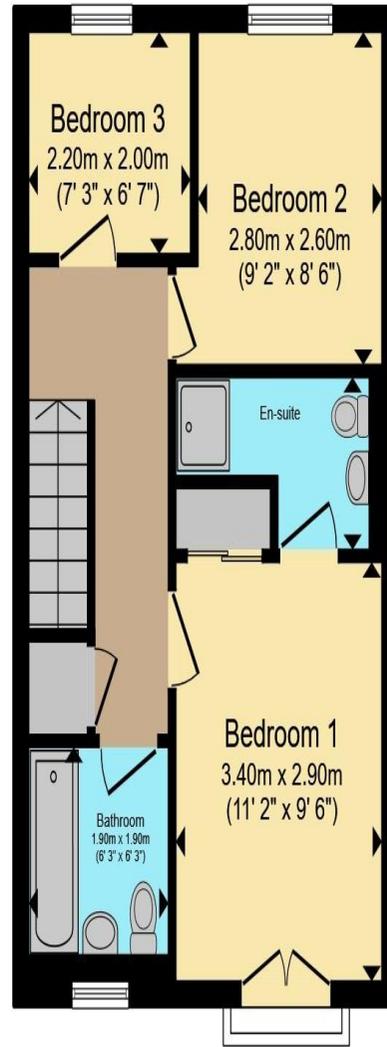
Outside

The enclosed rear garden which is low maintenance has a patio area, artificial grass area, raised flower beds, brick built storage gate providing side access. To the front of the property there is a driveway that provides ample off road





Ground Floor



First Floor

Total floor area 73.9 m² (796 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

**Sharman
Quinney**

parking.

To view this property call Sharman Quinney on:
01954 710620

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 13 High Street, Cambourne, CAMBRIDGE,
Cambridgeshire, CB23 6JX

 cambourne@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: CSQ204295 - 0004

