



Connells

Hampden Close
Upper Cambourne



Set in a quiet cul-de-sac position this semi-detached home offers a kitchen with a separate lounge/diner, three spacious bedrooms including bedroom one with refitted ensuite and also a refitted family bathroom. Good size garden, garage and parking complete this home.

Entrance Hall

Door to front, telephone point, radiator.

Refitted Cloakroom

Vanity wash hand basin, WC, part tiled, extractor fan, radiator.

Lounge/Dining Room

French door to rear, under stairs cupboard, 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, double electric oven, gas hob, integrated fridge/freezer and dishwasher, plumbing for washing machine, central heating boiler in cupboard.

First Floor Landing

Stairs to entrance hall and second floor landing.

Bedroom Two

Two windows to rear, radiator.



Bedroom Three

Two windows to front, radiator.

Second Floor Landing

Keylite window to rear, storage cupboard, stairs to landing, restricted head height.

Bedroom One

Windows to front and side, loft access, double fitted wardrobes, restricted head height, radiator.

Refitted Ensuite

Keylite window to rear, Shower cubicle, vanity wash hand basin, WC, part tiled, extractor fan, tiled flooring, radiator.

Refitted Bathroom

Window to side, P shape bath with mixer tap, glass screen, vanity wash hand basin, WC, fully tiled, tiled flooring, extractor fan, radiator.

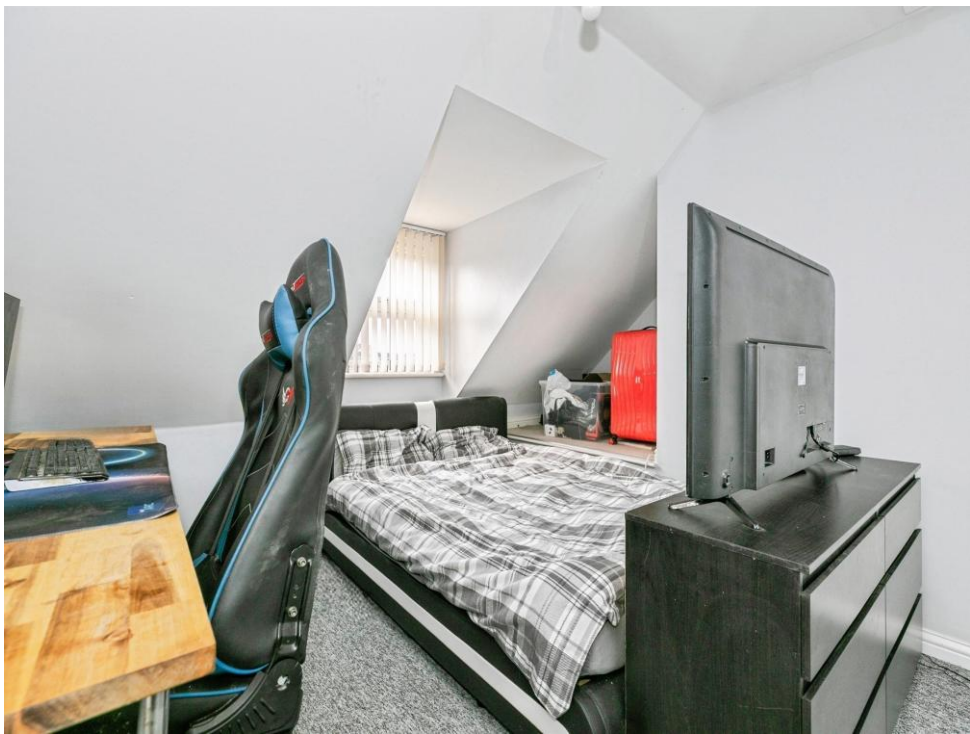
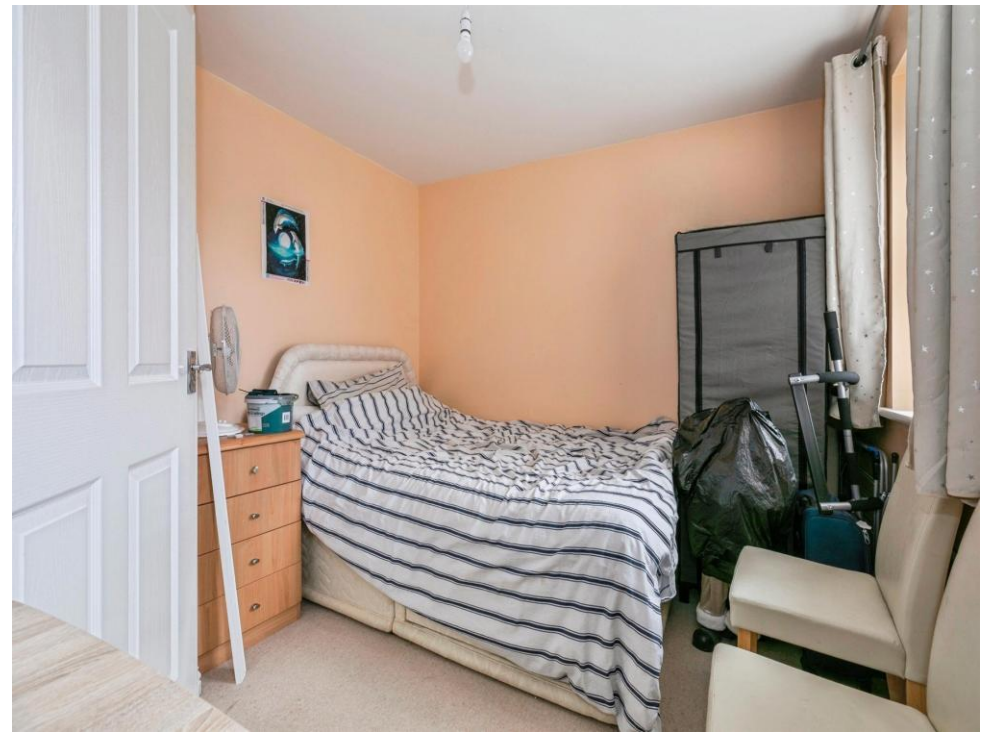
Rear Garden

Wall and fence surround, patio area, laid to lawn, gate to side, two sheds, outside tap.

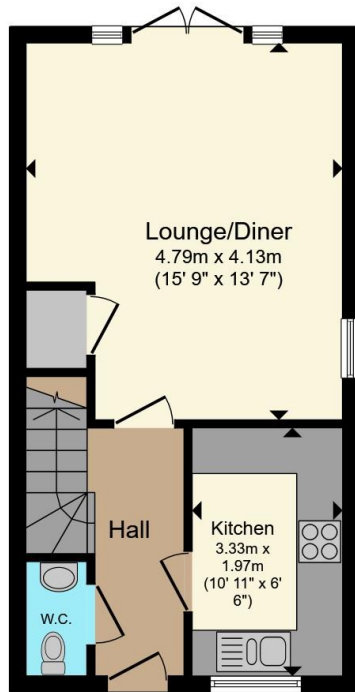
Garage And Parking

Single garage en bloc with up and over door, light and power, one allocated parking space and one parking space in front of garage.

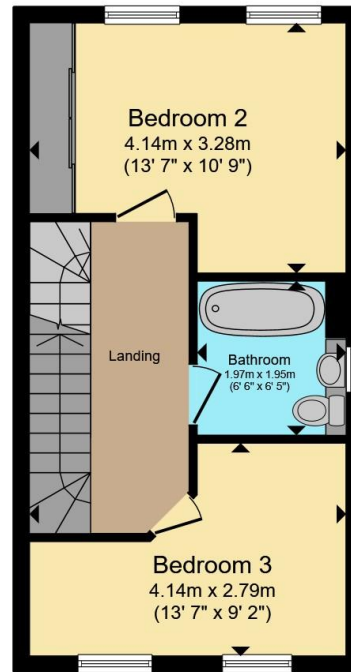




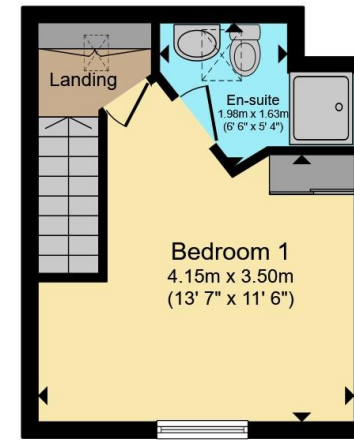




Ground Floor



First Floor



Second Floor

Total floor area 89.7 m² (966 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

T 01954 714900
E cambourne@connells.co.uk

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

EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/CBN306594



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: CBN306594 - 0008