

Connells

Gladiator Road
Upper Cambourne

Gladiator Road,
Upper Cambourne, CB23 6JQ

For Sale
£265,000







An ideal first-time purchase or investment opportunity in Upper Cambourne. This well-presented two-bedroom home offers a spacious open-plan kitchen/living/dining room, downstairs cloakroom and family bathroom, plus a low-maintenance garden perfect for modern living.

Entrance Hall

Door to front, radiator.

Kitchen Area

Window to front, fitted kitchen with a range of wall and base units, complementary work surface, Sink and drainer, electric oven, gas hob, stainless steel cooker hood, glass splash back, integrated fridge/freezer, plumbing for washing machine, tiled flooring, central heating boiler housed in cupboard.

Lounge Area

Window to rear, two storage cupboards, stairs to landing, door to rear, two radiators.

Cloakroom

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

Landing

Stairs to lounge area.

Bedroom One

Full length window to rear, radiator.

Bedroom Two

Full length window to front, built in wardrobe with slide doors, storage cupboard, radiator.

Bathroom

Bath with mix taps and shower over, wash hand basin, WC, part tiled, light with shaver point, part extractor fan, radiator.

Rear Garden

Fence enclosed, patio area, artificial lawn, shed, gate to rear, path to gate, outside light.

Parking

One allocated parking space to front.

Agents Notes

Please ask regarding service charge.

Please note that the Buyers AML fee covers the cost of carrying out the required and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







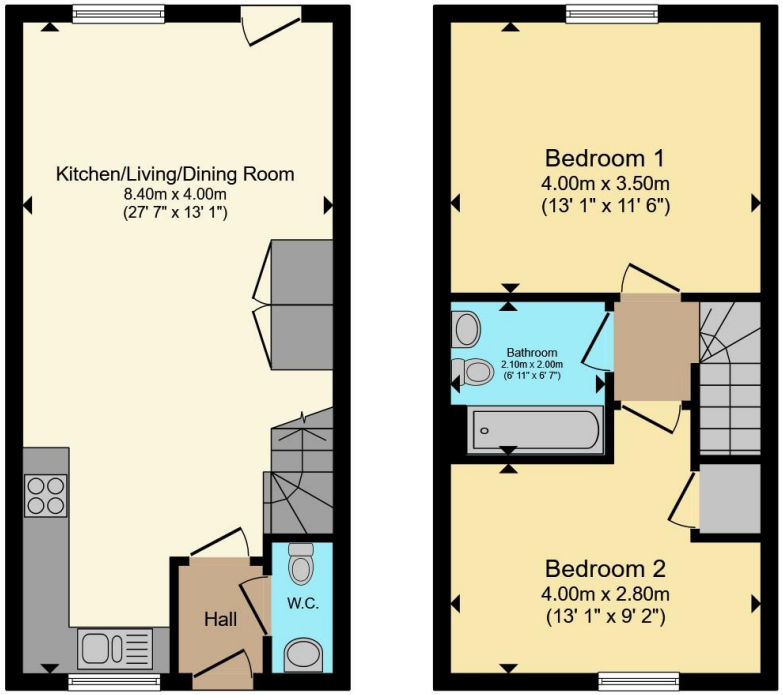





ALWAYS
REMEMBER
BRAVER
STRONGER
LOVED MORE







Total floor area 67.2 m² (723 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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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: C

Council Tax Band: C

Service Charge: 6.16

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/CBN306965

This is a Leasehold property with details as follows; Term of Lease 99 years from 11 May 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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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