



Connells

Lancaster Gate
Upper Cambourne

Lancaster Gate,
Upper Cambourne, CB23 6AU

For Sale Guide Price
£350,000 - £360,000



Offering contemporary living across three floors, this immaculate home features a fantastic kitchen/diner/family space, light-filled lounge with Juliet balconies, and two top-floor bedrooms with en-suites. With an enclosed garden and two allocated parking spaces.

Entrance Hall

Door to front, fitted matt, stairs to first floor landing, radiator.

Cloakroom

Window to front, wash hand basin, WC, part tiled, central heating boiler in cupboard, radiator.

Kitchen/Dining/Family Area

Wall and base units, worksurfaces only, range oven with 7 burner gas hob, stainless steel cooker hood, one and a half bowl stainless steel sink and drainer, tiled splashback, integrated washing machine, dishwasher and fridge freezer, tiled flooring, understairs cupboard, two radiators, French door to rear, two windows to rear.

First Floor Landing

Stairs to entrance hall, stairs to second floor landing, radiator.

Lounge

Two Juliet balconies to front, television point, radiator.

Bedroom Three

Window to rear, triple built in wardrobe, airing cupboard, radiator.

Bathroom

P shape bath with mixer tap, wash hand basin, WC, part tiled, chrome shaver, extractor fan, spotlights, radiator.

Second Floor Landing

Stairs to first floor landing, loft access, radiator.

Bedroom One

Two windows to front, 6 door built in wardrobe, television point, two radiators.

Ensuite

Corner shower cubicle, wash hand basin, WC, chrome shaver, extractor fan, part tiled, spotlights, heated towel rail.

Bedroom Two

Window to rear, triple built in wardrobe, radiator.

Ensuite

Shower cubicle, wash hand basin, WC, extractor fan, chrome shaver, extractor fan, part tiled, spotlights, heated towel rail.

Rear Garden

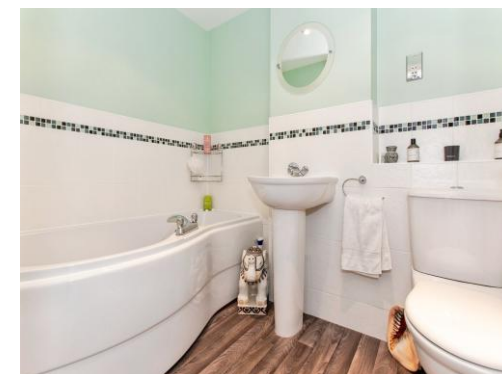
Gate to side, fence enclosed, patio area, decking area, laid to lawn, shed, tap.

Parking

Two allocated parking spaces to front.

Agents Notes

Please note that the 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.









Total floor area 109.5 m² (1,179 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

Connells

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

EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

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Property Ref: CBN305864 - 0002