



**Connells**

Sterling Way  
Upper Cambourne



Sterling Way,  
Upper Cambourne, CB23 6BL

For Sale 75% Shared Ownership  
**£251,250**



Offered for sale with No chain, this sought after 75% Shared ownership townhouse features no rent and an immaculate finish. Comprising a Kitchen, Lounge with french doors to the low maintenance rear garden, spacious 14' second bedroom, family bathroom and top floor bedroom with ensuite to master.

#### Entrance Hall

Door to front, under stairs cupboard, telephone point, radiator.

#### Cloakroom

Wash hand basin, WC, tiled splash back, extractor fan, radiator.

#### Lounge

14' 8" Max x 10' 6" Max ( 4.47m Max x 3.20m Max )

French doors and windows to rear, telephone point , television point, radiator.

#### Kitchen

11' 3" x 7' 9" ( 3.43m x 2.36m )

Window to front, fitted kitchen with a range of wall and base units, complementary work surfaces and up stands, sink and drainer, electric oven, gas hob, cooker hood, space for fridge/freezer, plumbing for dishwasher and washing machine, central boiler housed in cupboard. radiator.

#### First Floor Landing

Window to front, stairs to second floor, radiator.

#### Bedroom Two

14' 8" x 10' 6" Max ( 4.47m x 3.20m Max )

Window to rear, radiator.



### Bedroom Three

9' 10" x 7' 5" ( 3.00m x 2.26m )

Window to front, radiator.

### Bathroom

Bath with mixer taps and shower over, glass shower screen folding, wash hand basin,WC, part tiled, extractor fan, radiator.

### Second Floor Landing

Airing cupboard, radiator.

### Bedroom One

16' 4" + Dormer x 11' 4" Max ( 4.98m + Dormer x 3.45m Max )

Dormer window to front, keylite window to rear and fitted blind, loft access, radiator.

### Ensuite

Keylite window with fitted blind to rear, bath with mixer taps, wash hand basin, WC, part tiled, extractor fan, radiator.

### Rear Garden

Fence enclosed, patio area, gated access to parking, shed.

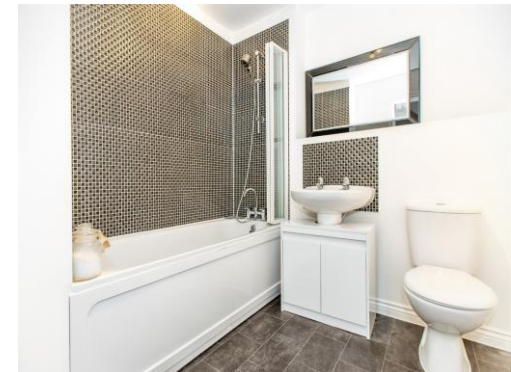
### Parking

Allocated parking for two cars.

### Agent Notes

Please ask regarding charges

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.



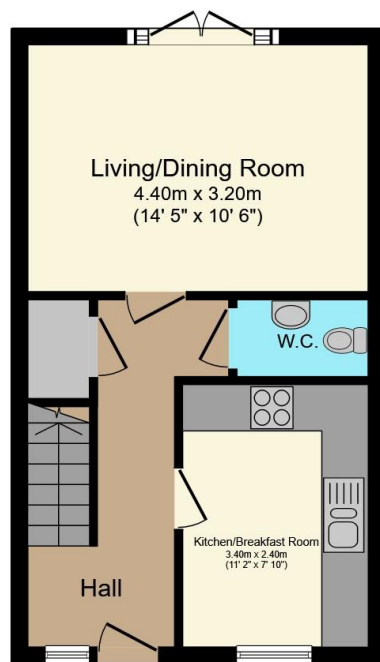




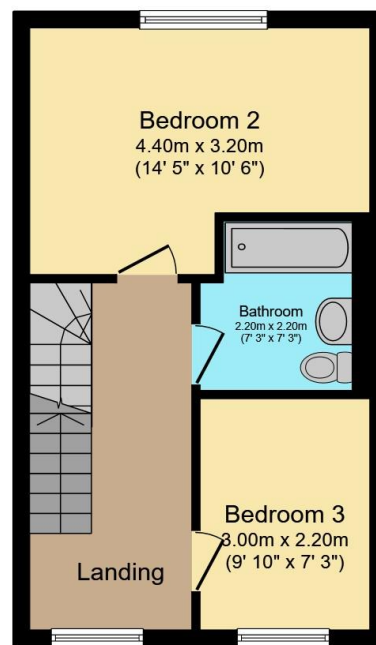




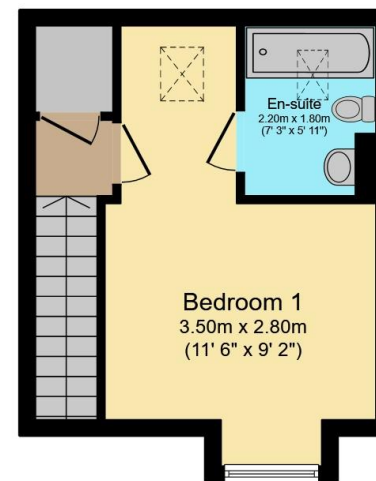




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 91.9 m<sup>2</sup> (989 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](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

**T 01954 714900**  
**E [cambourne@connells.co.uk](mailto:cambourne@connells.co.uk)**

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

EPC Rating: B

Council Tax  
Band: D

Service Charge: 989.04 Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/CBN306492](http://connells.co.uk/Property/CBN306492)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2012. 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.

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.



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Property Ref: CBN306492 - 0006