



Connells

Royce Street
West Cambourne



Rarely Available 25% Shared Ownership detached home. Boasting a kitchen/diner, lounge, study, four bedrooms including bedroom one with ensuite and a family bathroom. Enclosed rear garden, single garage and tandem driveway parking complete this home.

Entrance Hall

Door to front, under stairs cupboard, stairs to landing, radiator.

Cloakroom

Corner wash hand basin, WC, tiled splash back, extractor fan, restricted head height, radiator.

Kitchen/Diner

21' 11" x 13' 6" Max (6.68m x 4.11m Max)

Window to front, bow bay window to side, fitted kitchen with a range of Gloss wall and base units, complementary work surface and up stands, stainless steel sink with one and a half bowl and drainer, electric oven, electric hob, stainless steel splash back, stainless steel cooker hood, integrated fridge/freezer and dishwasher, spot lights, two radiator.

Utility Room

9' 8" Max x 5' 9" (2.95m Max x 1.75m)

Door to rear drive, wall and base units, work surface and up stands, stainless steel sink and drainer, integrated washing machine, telephone point, extractor fan, central heating boiler.

Lounge

15' 8" x 11' 9" Max (4.78m x 3.58m Max)

French door to side leading to garden, window to rear, telephone point, television point, spot lights, radiator.

Study

11' 1" Max x 5' 11" (3.38m Max x 1.80m)

Window to front, telephone point, radiator.

Landing

Stairs to entrance hall, storage cupboard, loft access, radiator.

Bedroom One

14' 4" Max x 11' 5" (4.37m Max x 3.48m)

Windows to front and side, television point, radiator.

Ensuite

Window to front, shower cubicle, wash hand basin, WC, part tiled, extractor fan, shaver point, radiator.

Bedroom Two

11' 7" Max x 10' 4" (3.53m Max x 3.15m)

Windows to side and rear, radiator.

Bedroom Three

11' Max x 9' 5" (3.35m Max x 2.87m)

Windows to front and side, radiator.

Bedroom Four

10' 7" x 6' 9" Max (3.23m x 2.06m Max)

Windows to side and rear, radiator.

Bathroom

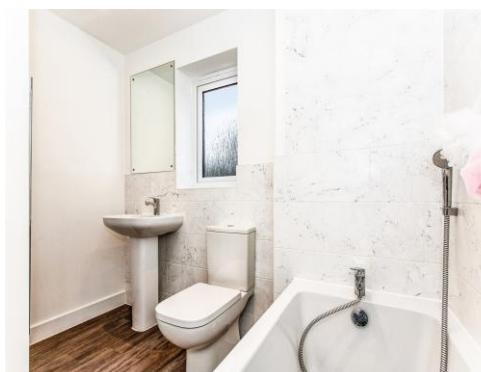
Window to rear, bath with mix tap and hand held shower, wash hand basin, WC, spot lights, part tiled, chrome heated towel rail.

Rear Garden

Fence and wall enclosed, patio area, laid to lawn, outside tap and light, gate to side.

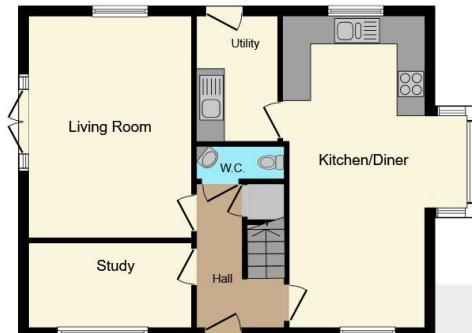
Garage And Parking

Single garage with up and over door, light and power, driveway parking for two cars with light.





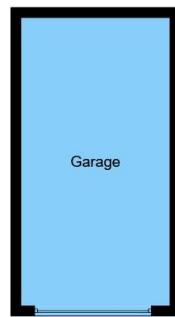




Ground Floor



First Floor



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.focalagent.com

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: B
Council Tax
Band: D

Service Charge:
1341.36

Ground Rent:
10828.08

Tenure: Leasehold

[view this property online \[connells.co.uk/Property/CBN306516\]\(http://www.connells.co.uk/Property/CBN306516\)](http://www.connells.co.uk/Property/CBN306516)

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Feb 2025. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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Property Ref: CBN306516 - 0003