



Connells

Ermine Street
Caxton

Ermine Street,
Caxton, CB23 3PQ

For Sale
£260,000



A 3-bedroom end-terrace home in the historical village of Caxton, featuring a refitted kitchen/diner area and a cosy lounge, set on a generous private plot with a brick-built shed — full of character inside and out.

Entrance Hall

Door to side, tiled floor, door to kitchen.

Refitted Kitchen/Dining Room

Fitted kitchen with a range of wall and base units, wooden work surface, stainless steel sink with one and half bowl and drainer, tiled splash back, electric oven point, stainless steel cooker hood, plumbing for washing machine, space for fridge/freezer, tiled flooring, storage cupboard, door to rear and side.

Lounge

Window to front , telephone point, fireplace, wall light, arch to kitchen, radiator.

Bathroom

Window to rear, bath with mixer tap and shower over, wash hand basin, WC, part tiled, radiator.

Landing

Loft access with light and fully boarded, spiral staircase to lounge.



Bedroom One

Window to front, radiator.

Bedroom Two

French doors to rear, triple wardrobes, radiator.

Bedroom Three

Window to rear, radiator.

Rear Garden

Fence enclosed, patio area, laid to lawn, cooking apple tree, outside light and tap, gate to front, brick built shed with power, oil boiler.

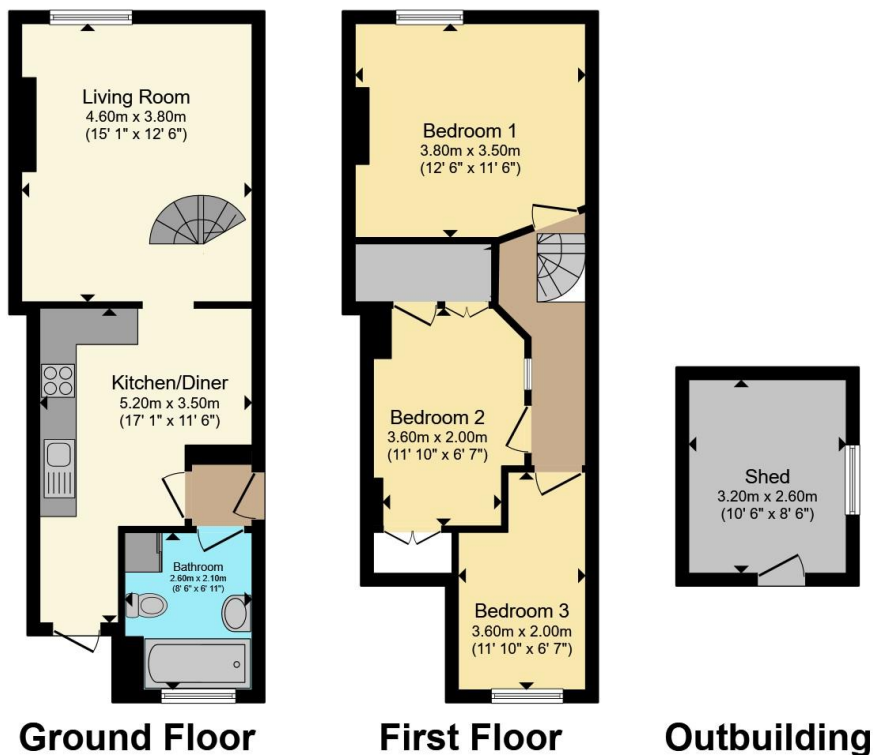
Parking

On street parking.

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 83.0 m² (893 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: E Council Tax
Band: C

view this property online connells.co.uk/Property/CBN306602

Tenure: Freehold



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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