

Connells

Lancaster Gate
Upper Cambourne

Lancaster Gate,
Upper Cambourne, CB23 6AU

For Sale
£340,000







Offering versatile accommodation across three levels, this stylish home features a spacious open-plan kitchen, dining and living space with French doors opening onto the garden. The following floors include a light-filled lounge, family bathroom, three bedrooms including two en suites.

Entrance Hall

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

Kitchen/Dining/Family Area

Wall and base units, worksurfaces, tiled splashback, range oven with 6 burner gas hob, stainless steel cooker hood, one and a half bowl stainless steel sink and drainer, integrated washing machine, dishwasher and fridge/freezer, French doors to rear, two windows to rear, two radiators.

Cloakroom

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

First Floor Landing

Stairs leading to entrance hall and second floor landing, radiator.

Living Room

Two Juliet balconies to front, television point, telephone point, radiator.

Bedroom Three

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

Bathroom

Bath with mixer taps, 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, three double built in wardrobes, two radiators.

Ensuite

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

Rear Garden

Fence enclosed, gate to side, patio area, laid to lawn, mature hedges tap, light, bike shed.

Parking

Two allocated spaces - one to the front and one to the rear of the property.

Agents Note

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.







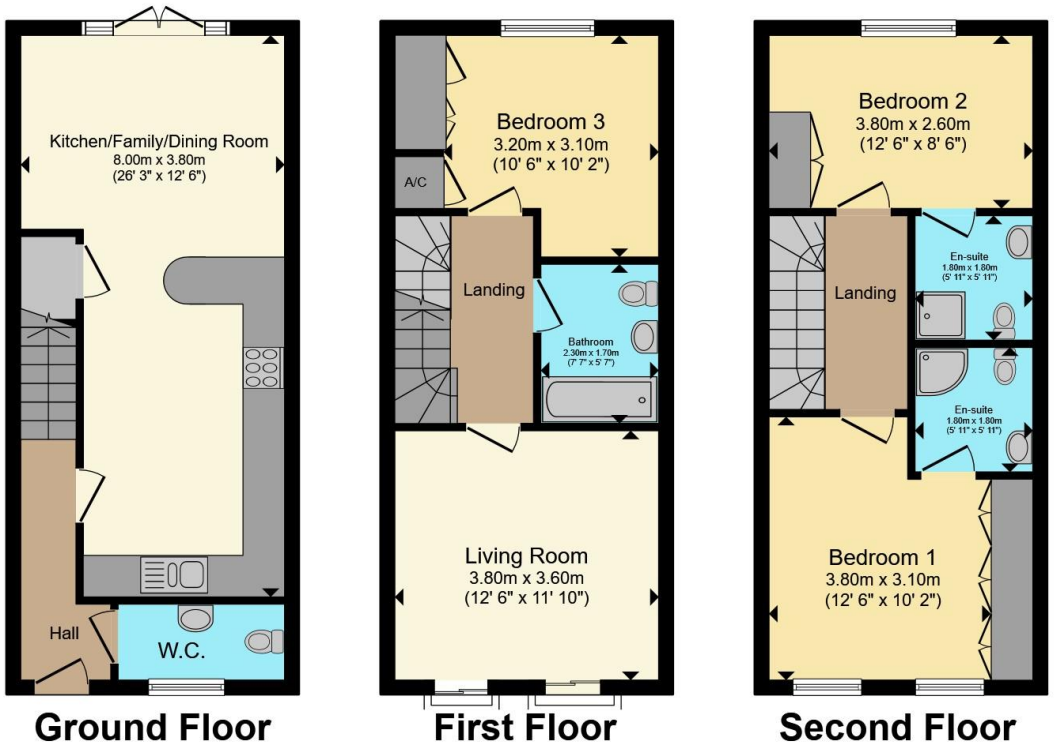












Total floor area 106.0 m² (1,141 sq.ft.) approx

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

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: C

Council Tax Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/CBN306854

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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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