



Award Property Management are pleased to offer for sale this delightful two bedroom semi detached home with car port parking and enclosed garden. Situated in a quiet cul-de-sac location on a popular Upper Cambourne development, with all main facilities and amenities within easy reach and good transport links close by. Offering over 675 square feet of living space, this recently built home is very nicely presented with a spacious interior. Accommodation comprises: entrance hallway with storage/utility cupboard; cloakroom WC; open plan ground floor with fully fitted kitchen area and living/dining space with French doors leading to the patio and rear garden; stairs to the first floor landing; double bedroom one with ensuite shower room providing WC, washbasin and shower cubicle; double bedroom two; family bathroom offering a bath with shower over, WC, washbasin. Externally the property has a small front garden that is hard landscaped, a car port with driveway parking for two cars and gated access to the enclosed rear garden comprising paved patio and path, lawn, raised flower border and storage shed.

Tenure: Freehold

Services: All mains gas, electric, water and drainage are connected

Local Authority: South Cambridgeshire District Council

Council Tax: Band C

EPC Rating: Band C

Parking: Driveway with car port parking

Flooding Risk: No known flood risk

Local Information

The popular town of Cambourne is situated just 8 miles west of Cambridge city and provides a range of local facilities and amenities including shops, healthcare facilities, church, café/restaurants and schools. Surrounded by open green spaces providing walks and cycle trails. Main transport links are close by including the main A14 and A428 and M11 providing easy access to Cambridge, St Neots and Huntingdon with scheduled bus services throughout the day.

Offers Over
£290,000

Property Description

Entrance Hallway

Metal part glazed front door and glazed courtesy panel, tiled flooring, doors to storage/utility cupboard with shelving and washing machine

Cloakroom

Opaque glazed window, tiled flooring, large wall mounted mirror, white low level WC, white pedestal washbasin, towel rail and WC roll holder

Kitchen 13' 1" x 9' 1" (3.98m x 2.77m)

Tiled flooring, white fronted base and wall storage units, wood effect worktops, built in electric single oven, built in gas hob with stainless steel splashback, cooker extractor hood, stainless steel 1.5 bowl sink and drainer with mixer tap, free standing slimline dishwasher, free standing fridge/freezer

Living/Dining Room 13' 1" x 13' 1" (3.98m x 3.98m)

Wood effect flooring, ceiling mounted spot lighting x 2, white framed French doors and full length glazed windows, storage shelving under kitchen worktop

Stairs & Landing

carpet flooring, full length inset mirror to stair wall, chandelier lighting unit

Bedroom 1 10' 1" x 9' 8" (3.07m x 2.94m)

Carpet flooring, rear aspect window, chrome ceiling light pendant with surround shade

Bedroom 2 13' 1" x 10' 3" (3.98m x 3.12m)

Carpet flooring, front aspect windows, chrome ceiling unit with three omnidirectional spot lights

Ensuite

Tiled flooring, tiled shower cubicle with silver electric shower unit, pedestal washbasin with tiled splashback, low level WC, towel rail, frosted glass ceiling light

Family Bathroom

Tiled flooring and part tiled walls, white bath with chrome shower over and curved fitted shower screen, white pedestal washbasin with tile splashback and vanity mirror, mirrored wall mounted cabinet, white low level WC

Front garden

Paved path, 'porch' cover over front door, hard landscaped borders

Rear Garden

Enclosed with gated access, paved patio area, lawn, raised flower/shrub border, storage shed

Parking

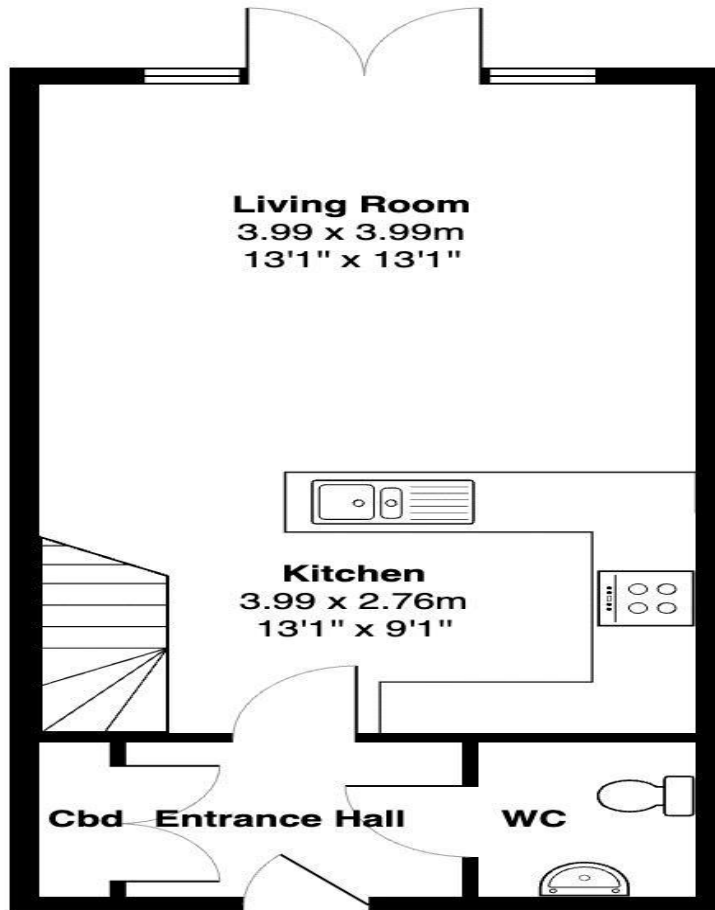
Private driveway with car port cover



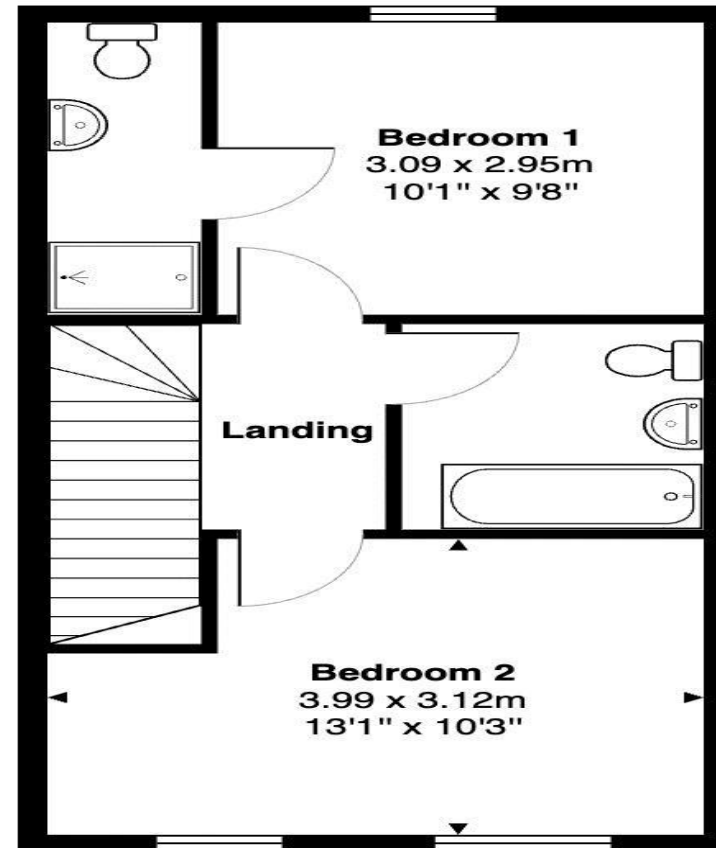




Hawkers Close, Cambourne, CB23 6JT



Ground Floor



First Floor

All measurements are approximate and for display purposes only

Plan prepared by charlesjharrison.co.uk

Disclaimer Notice: Whilst every attempt has been made to ensure accuracy, these property particulars are for illustrative purposes only and measurements are approximate. They have been prepared in good faith and they are not intended to constitute of an offer of contract.. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Any lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale. Potential purchasers will be asked to assist us in complying with our Anti Money Laundering obligations by providing identification and proof of funding at the appropriate time to avoid any delay to the sale progress.

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Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)			
10 Hawkers Close Upper Cambourne CAMBRIDGE CB23 6JT	Energy rating	Valid until:	18 June 2036
	C	Certificate number:	6300-3685-0622-1698-3663
Property type	Semi-detached house		
Total floor area	63 square metres		

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

