





Offering an open plan living area with breakfast bar, two double bedrooms, ensuite to master and a family bathroom this detached coach house is well presented and perfect for first time buyers. A Single Garage which also includes a practical storage cupboard and driveway provide parking.

Entrance Hall

Door to front, stairs to accommodation, radiator.

Open Plan Living

17' 9" x 12' 3" (5.41m x 3.73m)

Two windows to front and window to rear, fitted kitchen with a range of wall and base units, work surface and up stands, stainless steel sink and drainer, gas hob and electric oven, cooker hood, plumbing for washing machine, space for fridge/freezer, cupboard housing boiler, breakfast bar, television point, telephone point, two radiators.

Landing

Window to rear, loft access, radiator.

Bedroom One

17' 10" Max x 9' 10" Max (5.44m Max x 3.00m Max)

Window to front, television point, radiator.



Ensuite

Window to rear, shower cubicle, wash hand basin, WC, part tiled, shaver point, extractor fan, chrome heated towel rail.

Bedroom Two

12' 2" Max x 8' 8" Max (3.71m Max x 2.64m Max)

Window to front, storage cupboard, radiator.

Bathroom

Window to rear, bath with mix taps and shower over, wash hand basin, WC, part tiled, extractor fan, chrome heated towel rail.

Garage And Parking

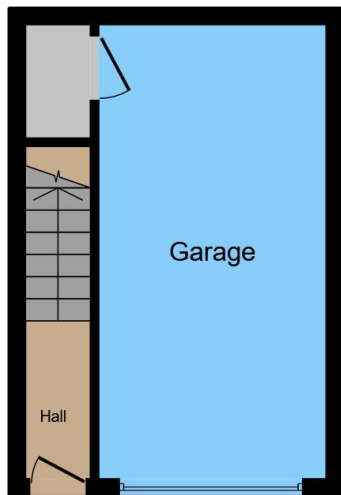
17' 11" x 9' 3" (5.46m x 2.82m)

Single garage with up and over door, secure under stairs cupboard, water tap, electrics and light, driveway parking for one car.

Agent Notes

Please ask regarding ground rent & service charge.





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

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

EPC Rating: C

Council Tax
 Band: B

Service Charge: 445.37 Ground Rent:
 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/CBN306331

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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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