



**Connells**

Sterling Way  
Upper Cambourne



A welcoming end-terrace home set back from the road, offering a bright open-plan living space downstairs and two bedrooms upstairs, including one with an ensuite. With two dedicated parking spaces at the rear, it's a lovely blend of comfort and convenience.

### **Kitchen/Dining/Family Area**

Wall and base units, complementary work surface, stainless steel sink with one and a half bowl and drainer, electric oven, electric hob, stainless steel splash back, space for fridge/freezer, plumbing for slim line dishwasher, double cupboard with plumbing for washing machine and central heating boiler, french door to rear, two radiators.

### **Cloakroom**

Window to front, wash hand basin, WC, tiled splash back, radiator.

### **Landing**

Stairs to kitchen/lounge, loft access, radiator.

### **Bedroom One**

Window to rear, radiator.

### **Ensuite**

Shower cubicle, wash hand basin, WC, part tiled, extractor fan, radiator.



## Bedroom Two

Window to front, radiator.

## Bathroom

Bath, wash hand basin, WC, part tiled, extractor fan, radiator.

## Rear Garden

Fence enclosed , raised bed, lawn, shed, outside tap, path to gate.

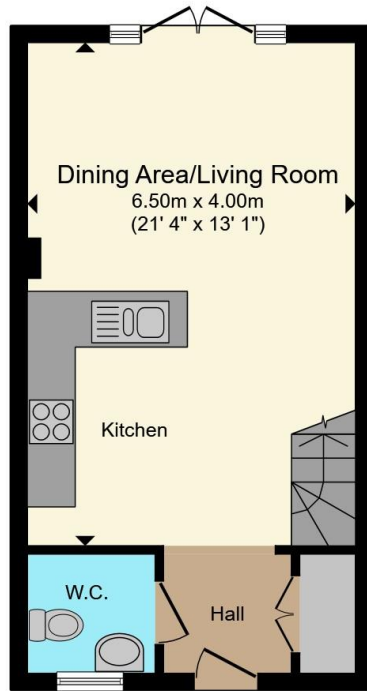
## Parking

Two allocated spaces to rear.

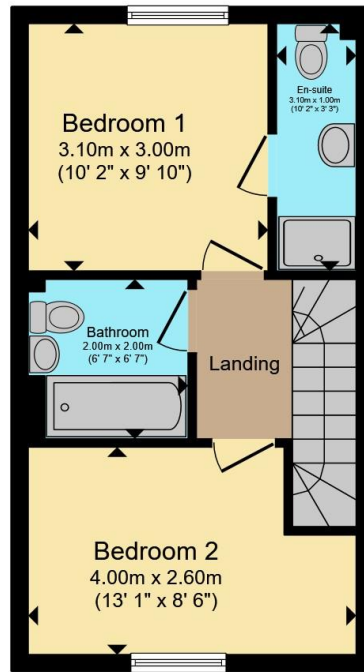
## Agent Notes

Please ask regarding management charge.





**Ground Floor**



**First Floor**

Total floor area 64.8 m<sup>2</sup> (697 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](http://www.propertybox.io)

**Connells**



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EPC Rating: C Council Tax  
Band: C

Tenure: Freehold

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