



Connells

Mill Quern
Highfields Caldecote

Mill Quern,
Highfields Caldecote, CB23 7GJ

For Sale 75% Shared Ownership
£225,000



Step onto the property ladder with this fantastic 75% shared ownership home in sought-after Highfields Caldecote. Featuring a kitchen/diner, separate lounge, two bedrooms and family bathroom, plus allocated parking and a private enclosed rear garden – perfect for first-time buyers.

Entrance Hall

Door to front, under stairs cupboard, stairs to landing, radiator.

Cloakroom

Wash hand basin, WC, extractor fan, radiator.

Kitchen/Diner

Window to front, fitted kitchen with a range of wall and base units, work surfaces, stainless steel sink and drainer, electric oven, gas hob, plumbing for washing machine, space for fridge/freezer, central heating boiler, radiator.

Lounge

Window to rear, door to rear garden, television point, radiator.

Landing

Stairs to entrance hall, airing cupboard, loft access.



Bedroom One

Window to front, built in wardrobes, storage cupboard, television point, radiator.

Bedroom Two

Window to rear, built in wardrobe, radiator.

Bathroom

Window to rear, bath with mix tap and shower over, wash hand basin, WC, shaver point , extractor fan.

Rear Garden

Fence enclosed, shrubs borders, lawn, vegetable patch, path to shed, shed, gated to rear.

Allocated Parking

Two allocated parking spaces.

Agent Notes

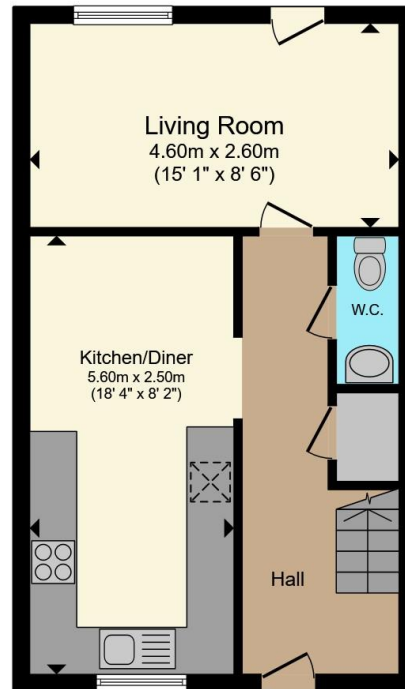
Please ask regarding charges

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.

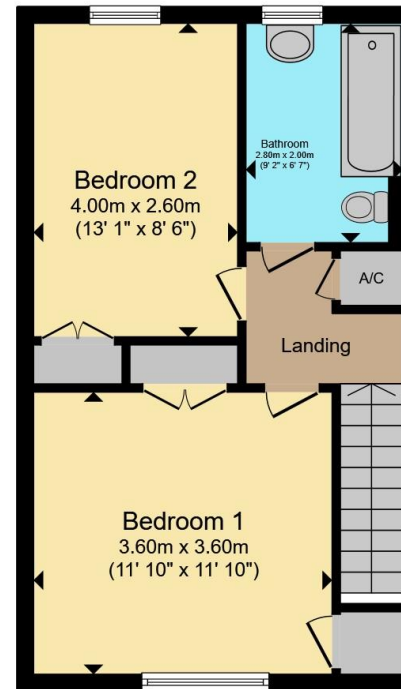








Ground Floor



First Floor

Total floor area 78.0 m² (840 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



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: 430.32 Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/CBN306788

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Dec 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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