



Connells

Brookfield Way
Lower Cambourne

Brookfield Way,
Lower Cambourne, CB23 5ED

For Sale
£300,000



Offered for sale with no chain, this charming three bedroom home sits in a secluded courtyard location close to the Country Park and Lower Cambourne Co-op. Offering a kitchen/diner, built in wardrobes in all bedrooms, Ensuite to master and Garage with power in a gated parking area.

Entrance Hall

Door to front, tiled flooring, radiator.

Cloakroom

Wash hand basin, WC, part tiled, extractor fan, radiator.

Kitchen/Diner

13' 10" Max x 9' 4" Max (4.22m Max x 2.84m Max)

Window to rear, fitted kitchen with a range of wall and base units, complementary work surfaces, stainless steel sink with one and a half bowl and drainer, tiled splash back and flooring, double electric oven, gas hob, stainless steel cooker hood, integrated fridge/freezer, plumbing for washing machine, boiler housed in cupboard, patio door to rear, radiator.

Lounge

17' 11" Max x 13' 10" Max (5.46m Max x 4.22m Max)

Window to front, under stairs cupboard, electric fireplace, television point, tiled flooring, stairs to first floor accommodation, two radiators.

Landing

Loft access, door to

Bedroom One

10' 3" x 11' 8" + Wardrobe (3.12m x 3.56m + Wardrobe)

Window to front, built in wardrobe, telephone point, television point, radiator.



Ensuite

Window to front, shower cubicle, wash hand basin, WC, fully tiled walls, extractor fan, shaver point, radiator.

Bedroom Two

11' 7" Max x 7' 7" (3.53m Max x 2.31m)

Window to rear, double built in wardrobe, radiator.

Bedroom Three

6' x 8' 3" + Wardrobe (1.83m x 2.51m + Wardrobe)

Window to rear, built in wardrobe, radiator.

Bathroom

Bath with mixer taps and hand held shower, wash hand basin, WC, fully tiled walls, extractor fan, shaver point, radiator.

Front Garden

Hedgerow, path to front door, shingelled garden.

Rear Garden

Fence enclosed , low maintenance garden with decking area, shingled, patio, path to garage, shed, mature trees.

Garage And Parking

Single garage with up and over door, power and light, personnel door to rear garden, allocated space in front of garage in gated parking area.

Agents Note

Please ask regarding charges









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

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Unit 2 Caxton House Broad Street Great Cambourne
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EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

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