



**Connells**

Greenhaze Lane  
Great Cambourne



Offered for sale with no onward chain, this versatile end terrace townhouse boasts flexible accommodation to be used as a 3/4 bedroom townhouse in a popular location in Cambourne. Offering an open plan kitchen/diner, master bedroom with ensuite, first floor lounge and two further double bedrooms

#### Entrance Hall

Door to front, window to front, radiator.

#### Cloakroom

Door to front, window to front, radiator.

#### Kitchen/Diner

French doors and window to rear, fitted kitchen with a range of wall and base units, work surface, tiled splash back, stainless steel sink with one and a half bowl drainer, Range oven, stainless steel cooker hood, integrated washing machine, dishwasher and fridge/freezer, spot lights, telephone point, television point, under stairs cupboard, tiled flooring, two radiators.

#### First Floor Landing

Stair to second floor , radiator.

#### Lounge

Two windows to rear, telephone point, television point, two radiators.



## Bedroom One

Juliet balcony to front, built in double wardrobe, telephone point, radiator.

## Ensuite

Shower cubicle, wash hand basin, WC, part tiled, extractor fan, shaver point, chrome heated towel rail.

## Second Floor Landing

Loft access, airing cupboard.

## Bedroom Two

Window to front, two built in wardrobes, television point, radiator.

## Bedroom Three

Window to rear, radiator.

## Bathroom

Bath with mixer tap, wash hand basin, WC, part tiled, extractor fan, shaver point, radiator.

## Rear Garden

Laid to lawn, fence enclosed, gated access to driveway, patio area

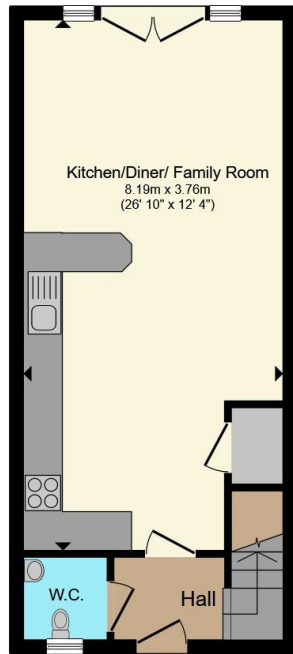
## Garage And Parking

Single garage with up and over door, driveway parking for two cars.

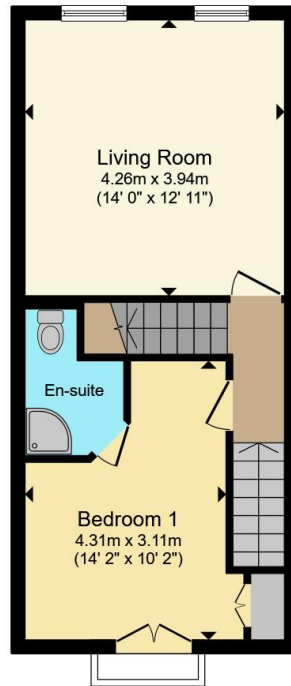




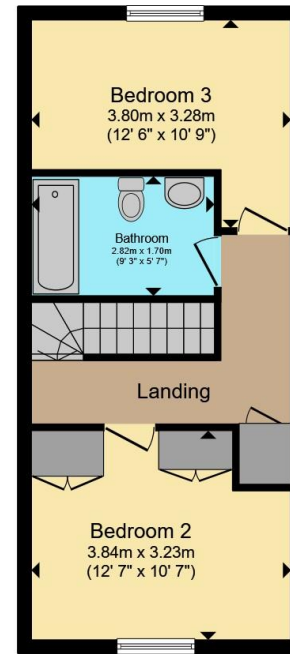




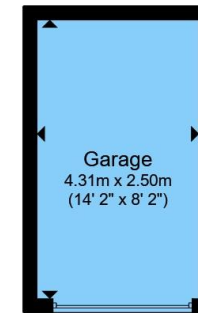
**Ground Floor**



**First Floor**



**Second Floor**



**Garage**

Total floor area 125.6 m<sup>2</sup> (1,352 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)



To view this property please contact Connells on

**T 01954 714900**  
**E [cambourne@connells.co.uk](mailto:cambourne@connells.co.uk)**

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

EPC Rating: C Council Tax  
 Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/CBN306785](http://connells.co.uk/Property/CBN306785)**



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: CBN306785 - 0003