



Unwin Square, Cambridge
Guide Price **£400,000** **Freehold**

**Sharman
Quinney**

Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Close to local amenities and schools
- Spacious double bedrooms

Upon entering the home, your greeted by a wide hallway that sets the tone for the spaciousness throughout. Towards the front of the property, you'll find a contemporary kitchen which is well-equipped with generous work surfaces, modern units, and integrated appliances, making it functional and stylish for cooking and casual dining.

The ground floor also boasts a large, open-plan lounge and dining area that runs the depth of the property, perfect for both relaxed Family living and entertaining guests. Filled with natural light, this space provides a bright and airy feel to the ground floor. Also on this level is a convenient downstairs WC, along with a useful under-stair's storage cupboard.



The first-floor hosts two generously sized double bedrooms, each offering comfortable accommodation with plenty of space for wardrobes, desks, or additional furnishings. A contemporary family bathroom is positioned between the bedrooms providing ease for family members and guests.

The top floor is home to an impressive master suite that spans the entire level. The luxurious bedroom offers a peaceful retreat, easily accommodating a king-sized bed and seating or dressing area. The private en-suite includes a walk-in shower WC and wash basin, all finished to a high standard. A standout feature of this suite is the private balcony - a tranquil outdoor space, perfect for views and relaxation.

Towards the rear of the property, double doors open to the low maintenance garden, providing space for a garden shed, bike storage and access to the allocated parking spot.

Measurements

Ground floor

Living room - 4.94m x 3.97m / 16'2 x 13'0

Kitchen / diner - 2.95m x 2.91m / 9'6 x 9'5

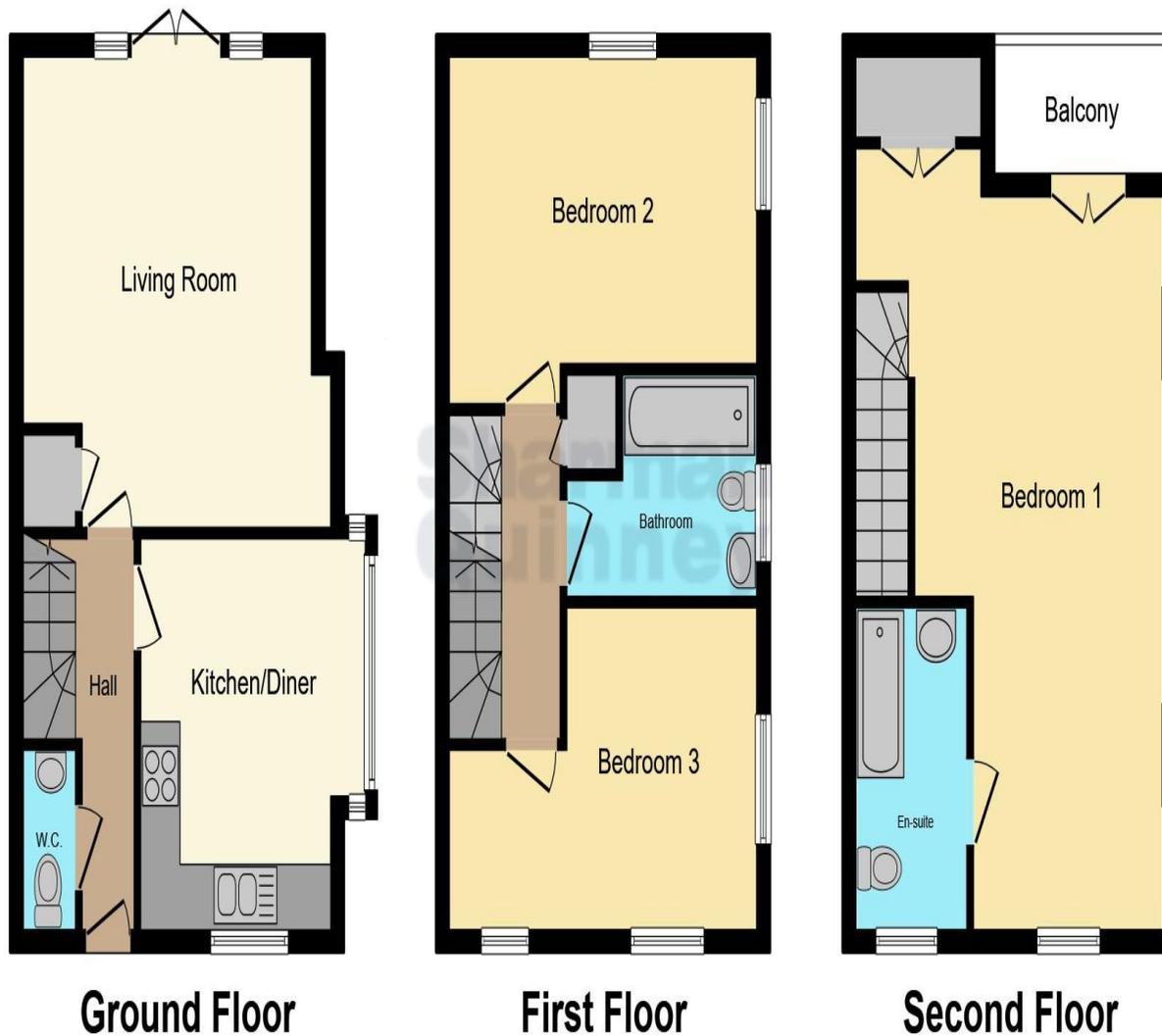
WC - 1.65m x 0.80m / 5'4 x 2'6

First floor

Bedroom two - 3.10m x 5.10m / 10'1 x 16'7

Bedroom Three - 2.97m x 5.10m / 9'7 x 16'7





Bathroom - 2.03m x 2.91m / 6'6 x 9'5

Second floor

Master bedroom - 5.18m x 4.01m / 16'9 x 13'1

En- Suite - 2.11m x 2.12 / 6'9 x 6'9

Balcony - 1.19m x 2.69m / 3'9 x 8'8

Agents note

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

To view this property call Sharman Quinney on:
01223 426139

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

Selling your property?

Contact us to arrange a **FREE** home valuation.

 01223 426139

 Unit 5 Orchard House Unwin Square, Orchard Park, CAMBRIDGE, Cambridgeshire, CB4 2AD

 orchardpark@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: ORP102083 - 0005

