



Connells

Woolthwaite Lane
Lower Cambourne

Woolthwaite Lane,
Lower Cambourne, CB23 6BX

For Sale Guide Price
£350,000 - £360,000



Located in Lower Cambourne within easy reach of the Village college, this three bedroom home has a refitted kitchen/diner with modern gloss units and french doors opening onto the rear garden. A dual aspect lounge, family bathroom & allocated parking finish the home.

Entrance Hall

Door to front, stairs to first flooring, radiator.

Refitted Kitchen

Window to front, refitted kitchen with a range of wall and base units, complementary work surface, stainless steel sink and drainer, double electric oven, gas hob, stainless steel cooker hood, glass splash back, integrated washing machine and dishwasher, space for American fridge/freezer, tiled flooring, radiator, patio door to rear.

Lounge

Windows to front, and rear, two radiators.

Cloakroom

Window to rear, wash hand basin, WC, tiled splash back, radiator, restricted head height.

Landing

Window to rear, stairs to entrance hall, storage cupboard , loft access.



Bedroom One

Windows to front and rear, two radiators.

Bedroom Two

Window to front, radiator.

Bedroom Three

Window to rear, radiator.

Bathroom

Window to front, bath with shower over, glass screen, wash hand basin, WC, extractor fan, part tiled, radiator.

Rear Garden

Fence enclosed part wall surround, fully paved, gate to front.

Allocated Parking

Allocated parking for two cars.

Agent Notes

Please ask regarding management charge.

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

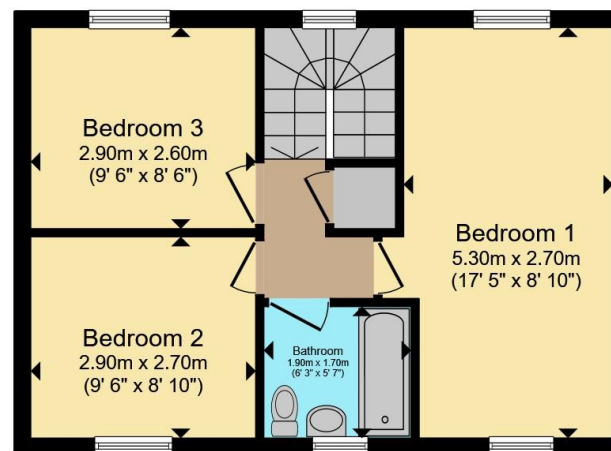








Ground Floor



First Floor

Total floor area 79.5 m² (856 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

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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: C

Tenure: Freehold

view this property online connells.co.uk/Property/CBN306590



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