



Ermine Street North, Papworth Everard Cambridge
Offers in Excess of **£425,000** **Freehold**

**Sharman
Quinney**

Key Features



- Town House
- Versatile Accommodation
- 2 Min Walk To Primary School
- En-Suite
- Generous Plot

Situated in the desirable village of Papworth Everard, approximately 10 miles west of Cambridge and well served by regular bus links to Cambridge, St Neots and Huntingdon, this spacious three storey townhouse offers versatile living ideal for modern families.

The property overlooks a playpark and is just a two minute walk from Pendragon Community Primary School, making it perfectly placed for everyday convenience.

The ground floor includes a welcoming entrance hall, WC, a generous kitchen/diner, a separate utility room and a bright living room. The middle floor features the main bedroom with en suite, bedroom four and the family bathroom. The top floor offers two further double bedrooms



and an additional shower room, providing excellent flexibility for home working or family needs.

Externally, the property benefits from a low maintenance rear garden, a single garage and driveway parking for four to five vehicles.

Hall – 1.8m x 2.68m (5.9ft x 8.8ft)

WC – 1.2m x 1.48m (3.9ft x 4.9ft)

Kitchen/Diner – 3.5m x 5.2m (11.5ft x 17.1ft)

Utility Room – 1.8m x 1.72m (5.9ft x 5.6ft)

Living Room – 3.9m x 5.2m (12.8ft x 17.1ft)

Landing (1st floor) – 2.8m x 4.3m (9.2ft x 14.1ft)

Main Bedroom – 3.9m x 5.2m (12.8ft x 17.1ft)

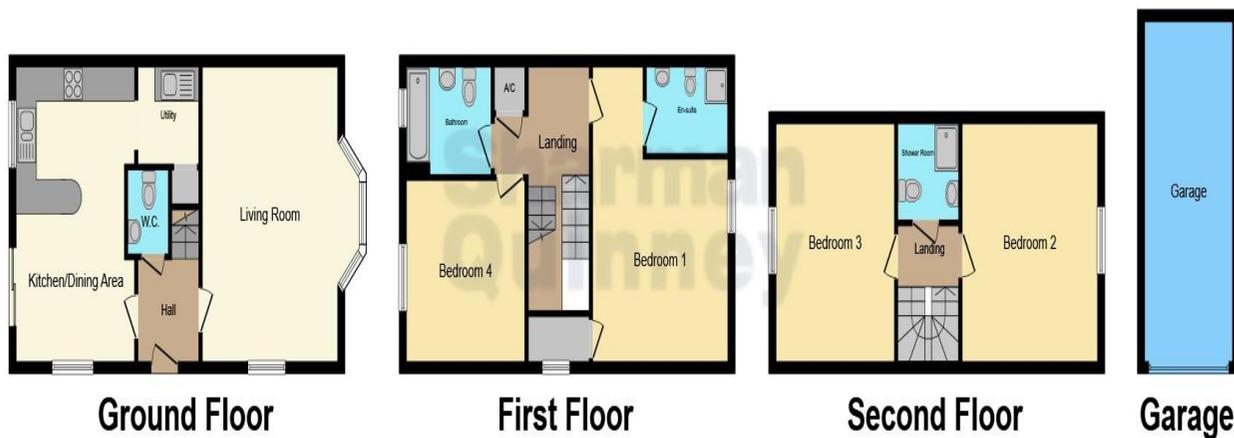
En-Suite – 2.4m x 1.5m (7.9ft x 4.9ft)

Bedroom 4 – 3.5m x 3.2m (11.5ft x 10.5ft)

Bathroom – 2.5m x 2m (8.2ft x 6.6ft)

Landing (Top floor) – 1.8m x 1.7m (5.9ft x 5.6ft)





Bedroom 2 – 3.9m x 4.2m (12.8ft x 13.8ft)

Bedroom 3 – 3.5m x 4.2m (11.5ft x 13.8ft)

Shower Room – 1.8m x 1.7m (5.9ft x 5.6ft)

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

To view this property call Sharman Quinney on:
01954 710620

Selling your property?

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

 01954 710620

 13 High Street, Cambourne, CAMBRIDGE,
Cambridgeshire, CB23 6JX

 cambourne@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: CSQ204084 - 0009

