



Lancaster Gate, Upper Cambourne Cambridge
Guide Price **£300,000** **Freehold**

**Sharman
Quinney**

Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Four Bedroom Mid-Terrace Town House.
- En Suite to Principle Bedroom.

Ground floor comprises;

Entrance hall with internal door into the garage, downstairs W/C, kitchen/dining area with integrated appliances such as oven, separate gas hob with extractor hood, washing machine, dishwasher and fridge freezer. Patio doors leading out to good sized rear enclosed garden with shed and side gate access.

First floor comprises;

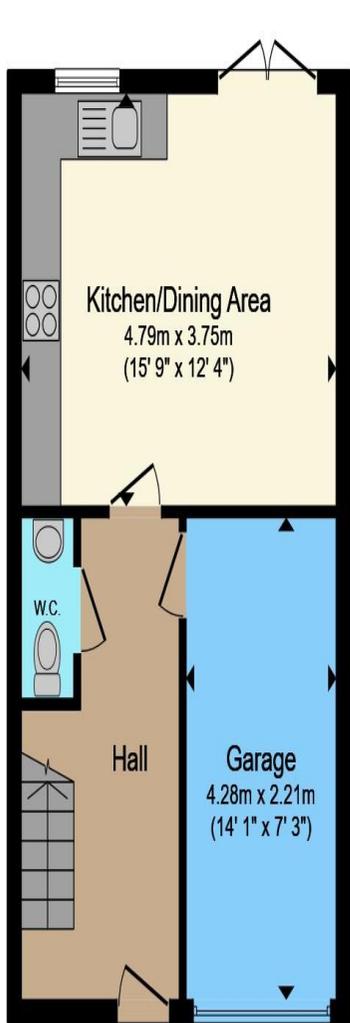
Living room with Juliet balcony over looking garden. Family three piece suite bathroom with shower over bath and a double bedroom.

Second Floor Comprises;

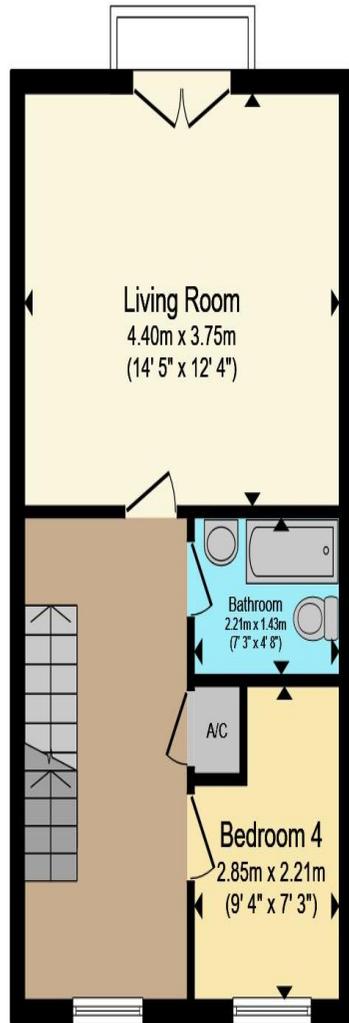


Bedroom one with Juliet balcony and en-suite shower room. A further Double bedroom and a single/study room.

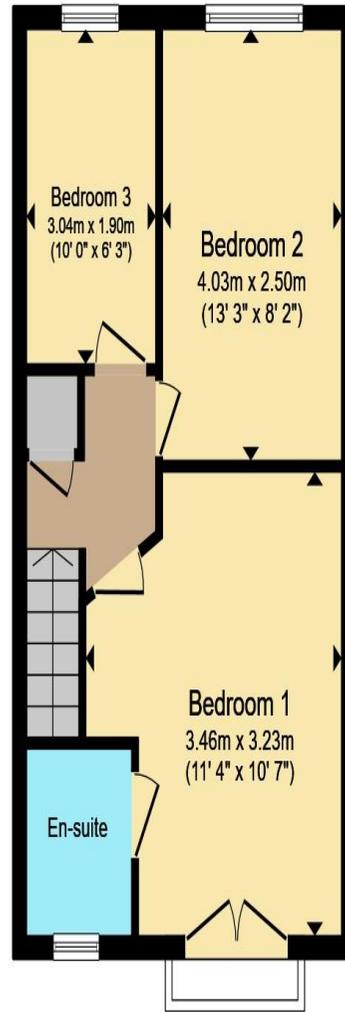




Ground Floor



First Floor



Second Floor

Total floor area 118.3 m² (1,273 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

**Sharman
Quinney**

To view this property call Sharman Quinney on:
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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: CSQ204338 - 0004

