



Connells

Brookfield Way
Lower Cambourne



Situated in a quiet cul-de-sac in Lower Cambourne this property has been recently decorated and offers well-proportioned rooms, modern fittings, generous rear garden and car port providing off-street parking leading to a single detached garage - all within reach of the many local amenities.

Entrance Hall

Door to front, stairs to first floor landing, radiator.

Cloakroom

Vanity wash basin, WC, tiled splash back, extractor fan, radiator, restricted head height.

Bedroom Three

Patio door to rear, plumbing for washing machine, radiator.

First Floor Landing

Window to front, stairs to entrance hall and second floor, radiator.

Kitchen/Diner

Two windows to rear, fitted kitchen with a range of wall and base units, complementary work surface, stainless steel sink and drainer, tiled splash back, electric oven, gas hob, cooker hood, integrated dishwasher, plumbing for washing machine, fridge/freezer, tiled flooring, radiator.

Lounge

Window to front, telephone point, television point, radiator.



Second Floor Landing

Stairs to first floor landing, loft access, cupboard housing central heating boiler, radiator.

Bedroom One

Two velux windows to front, single wardrobe, television point, restricted head height, radiator.

Bedroom Two

Velux window to rear, restricted head height, radiator.

Bathroom

Velux window to rear, bath with mixer tap, shower over, glass screen, wash hand basin, WC, tiled, restricted head height.

Rear Garden

Fence and wall enclosed, patio area, gate to side, step stones, mature trees and bushes, gravelled.

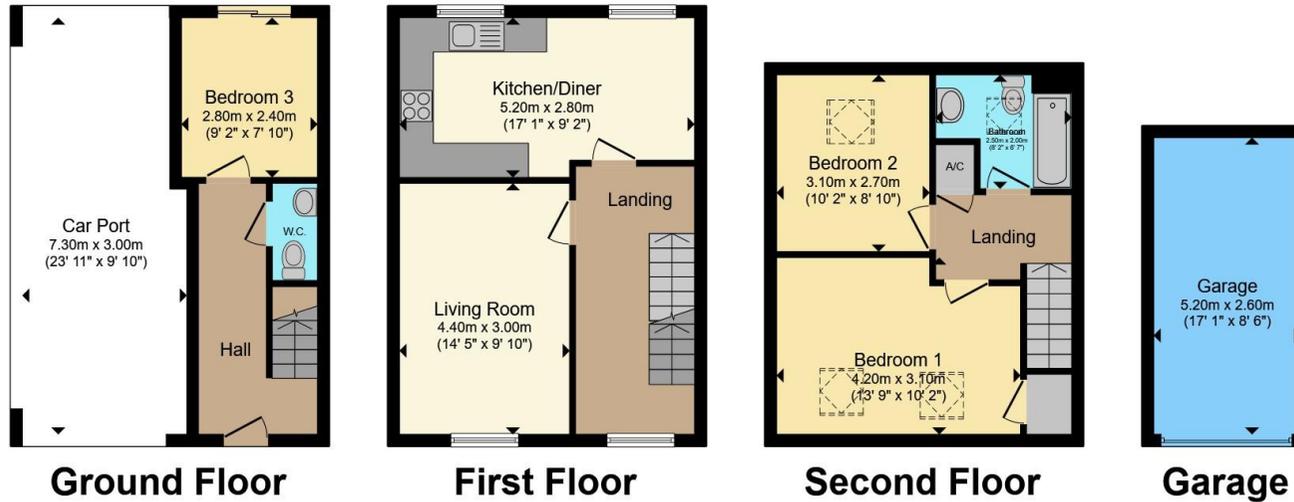
Garage And Carport Parking

Single garage with up and over door, light and power, carport and driveway.









Total floor area 100.4 m² (1,081 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

T 01954 714900
E 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/CBN306273



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