



Connells

Medlar Lane
Lower Cambourne



A welcoming 50% Shared Ownership home in Lower Cambourne. Offering kitchen-diner, bright lounge opening to an enclosed garden, three bedrooms including an ensuite master, plus a single garage and driveway — perfect for convenient family living.

Entrance Hall

Door to front, stairs to landing, radiator.

Cloakroom

Wash hand basin, WC, tiled splash back, extractor fan, restricted head height, radiator.

Kitchen/Diner

Windows to front and rear, fitted kitchen with a range of wall and base units, complementary work surface, stainless steel sink with one and a half bowl and drainer, tiled splash back, electric oven, gas hob, cooker hood, plumbing for washing machine, space for drier, space for fridge/freezer, central heating boiler, radiator.

Lounge

Window to front, french door to rear, television point, radiator.

Landing

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



Bedroom One

Window to rear, double built in wardrobe, radiator.

Ensuite

Window to front, shower cubicle, wash hand basin, WC, shaver point, part tiled, extractor fan, radiator.

Bedroom Two

Window to rear, radiator.

Bedroom Three

Window to front, radiator.

Bathroom

Window to front, bath, wash hand basin, WC, extractor fan, shaver point, part tiled, radiator.

Rear Garden

Fence enclosed, patio area, laid to lawn, deck area, planted borders, outside tap and light, gate to side.

Single Garage And Parking

Single garage with up and over door, driveway parking for two cars.

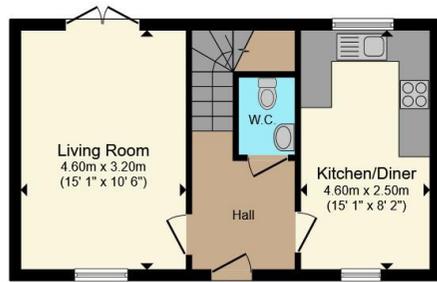
Agent Notes

Please ask regarding charges

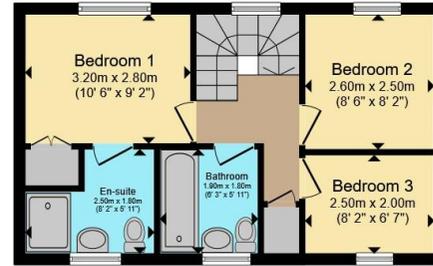




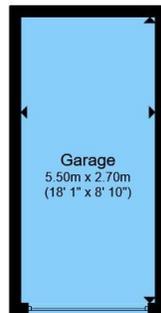




Ground Floor



First Floor



Garage

Total floor area 86.8 m² (934 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



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

Service Charge: 221.40 Ground Rent: 4526.40

Tenure: Leasehold

view this property online connells.co.uk/Property/CBN306662

This is a Leasehold property with details as follows; Term of Lease 125 years from 11 Feb 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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