



Connells

Watergrove Lane
Great Cambourne

Watergrove Lane,
Great Cambourne, CB23 6GP

For Sale Offers in excess of
£360,000



This semi-detached home offers an ideal layout for modern living. Generous kitchen/diner and separate lounge, three well-proportioned bedrooms including a refitted ensuite to the main bedroom. Good-sized rear garden, summer house with power, garage complete this stylish home.

Entrance Hall

Door to front, stairs to landing, under stairs storage, tiled flooring.

Cloakroom

Window to side, vanity wash hand basin, WC, tiled splash back, tiled flooring, radiator.

Kitchen/Diner

Two windows to front, window to rear, fitted kitchen with a range of wall and base units, complementary work surface, sink and drainer, tiled splash back, electric oven, gas hob, tiled splash back, plumbing for washing machine and dishwasher, space for fridge/freezer, telephone point, television point, two under stairs storage cupboards, central heating boiler in cupboard, radiator, door to rear.

Lounge

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

Landing

Window to side, stairs to landing, loft access, storage cupboard, airing cupboard.



Bedroom One

Window to front with shutters, single built in wardrobe, radiator.

Refitted Ensuite

Shower cubicle with rainfall shower, vanity wash hand basin, WC, fitted mirror, fully tiled, spots lights, extractor fan, heated tail rail, tiled flooring.

Bedroom Two

Window to rear with shutters, double built in wardrobe, radiator.

Bedroom three

Window to rear with shutters , radiator.

Refitted Bathroom

Window to front, bath with mix tap ad shower over, glass screen, vanity wash hand basin, WC, fully tiled, extractor fan, spot lights, tiled flooring, chrome heated towel rail.

Rear Garden

Fence enclosed, patio area, deck area, laid to lawn, summer house with power, path to gate, gate to side.

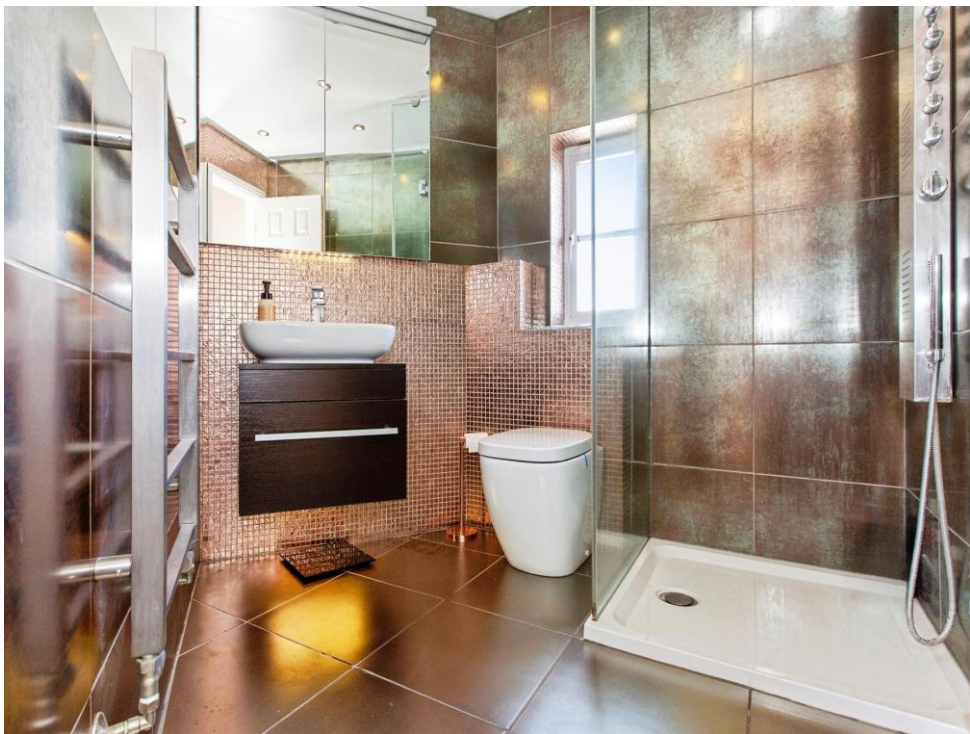
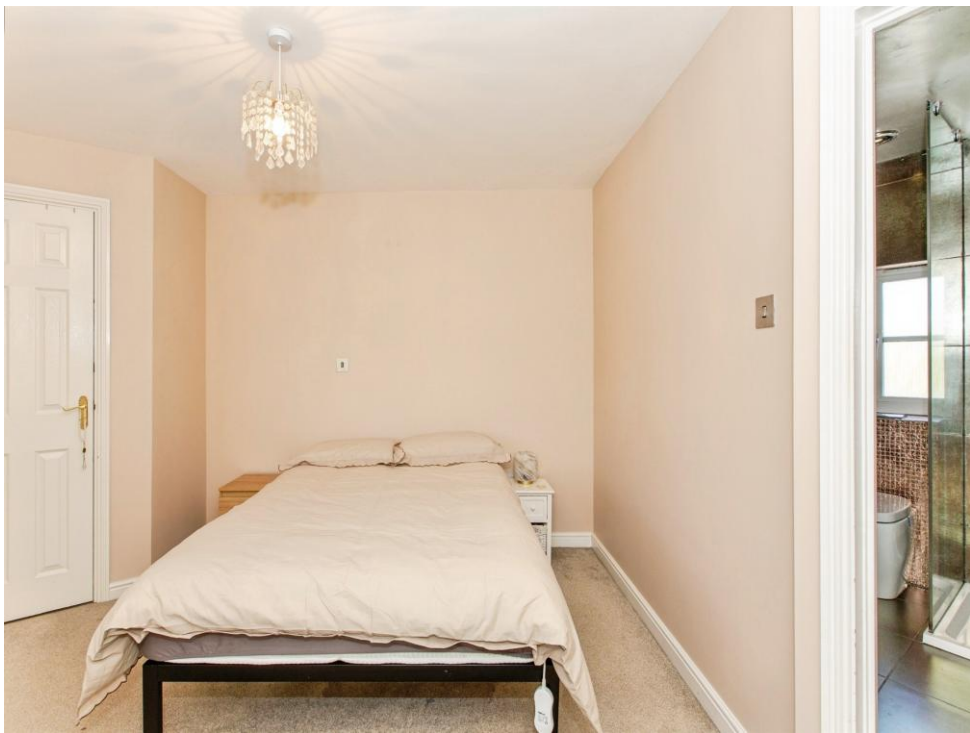
Garage On Bloc

Leasehold single garage on bloc with up and over door.

Agents Notes

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.

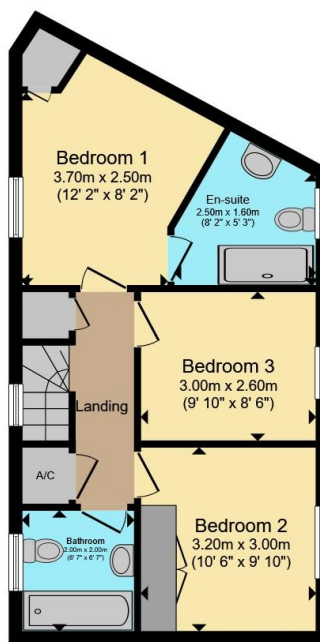




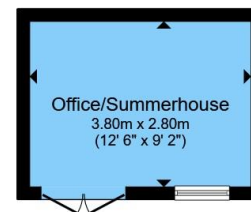




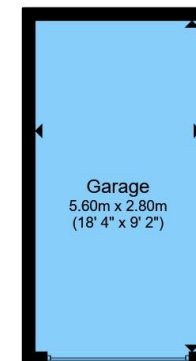
Ground Floor



First Floor



Outbuilding



Total floor area 115.4 m² (1,242 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

Connells

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/CBN305488



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: CBN305488 - 0017