



10 Saunders Court Great Cambourne, CAMBRIDGE. CB23 5AR

£310,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Bowdens Estate Agents are delighted to bring to the market this well-presented two-bedroom mid-terrace home, tucked away in a quiet cul-de-sac in the popular area of Great Cambourne. Just a short walk from the Country Park, lakes, and local amenities, this property offers a fantastic opportunity for first-time buyers, downsizers, or investors. The accommodation is thoughtfully laid out and comprises a welcoming entrance hallway leading through to a bright and spacious living room, perfect for relaxing or entertaining guests. The kitchen and dining area are positioned at the rear of the property and enjoy views over the garden, offering a practical and sociable space with ample worktop and cupboard storage. Upstairs, there are two well-proportioned bedrooms. The master bedroom benefits from fitted wardrobes and its own en-suite shower room, while the second bedroom is also a comfortable double, ideal for guests, children, or as a home office. A modern family bathroom completes the first-floor accommodation. Outside, the property enjoys a private rear garden with space for outdoor seating or planting. There is also a single garage located nearby, along with additional driveway parking. The location is a key feature of this home. Great Cambourne is centrally positioned, with everything you need within walking distance. There are a range of local shops, cafes, and supermarkets, as well as well-regarded schools, regular bus services, and beautiful green spaces including parks and lakes – all just a short stroll away. This home has been well cared for and is ready for new owners to move in and make it their own. Viewings are highly recommended.

FEATURES

- Single garage & off road parking
- Master with En suite
- No chain
- Private and enclosed Garden
- Close to local amenities



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

1.36m x 1.26m (4' 6" x 4' 2") door to:

Living Room

3.32m x 4.19m (10' 11" x 13' 9") Window to front.

Kitchen

2.20m x 2.46m (7' 3" x 8' 1") Fitted with a matching range of base and eye level units with worktop space over, sink unit, plumbing for washing machine, space for fridge/freezer, built-in oven, hob with extractor hood over, window to rear.

Dining Area

2.19m x 2.46m (7' 2" x 8' 1") Sliding doors to garden.

First Floor

Landing

1.98m x 1.65m (6' 6" x 5' 5")

Bathroom

2.08m x 1.76m (6' 10" x 5' 9") Three piece suite comprising panelled bath, wash hand basin and close coupled WC, window to rear, radiator.

Bedroom 2

2.16m x 3.46m (7' 1" x 11' 4") Window to rear.

Bedroom 1

3.20m x 3.36m (10' 6" x 11' 0") Window to front. Door to:

En - Suite

1.54m x 2.07m (5' 1" x 6' 9") Three piece suite comprising shower cubicle, vanity wash hand basin and WC, radiator.

AGENT NOTES

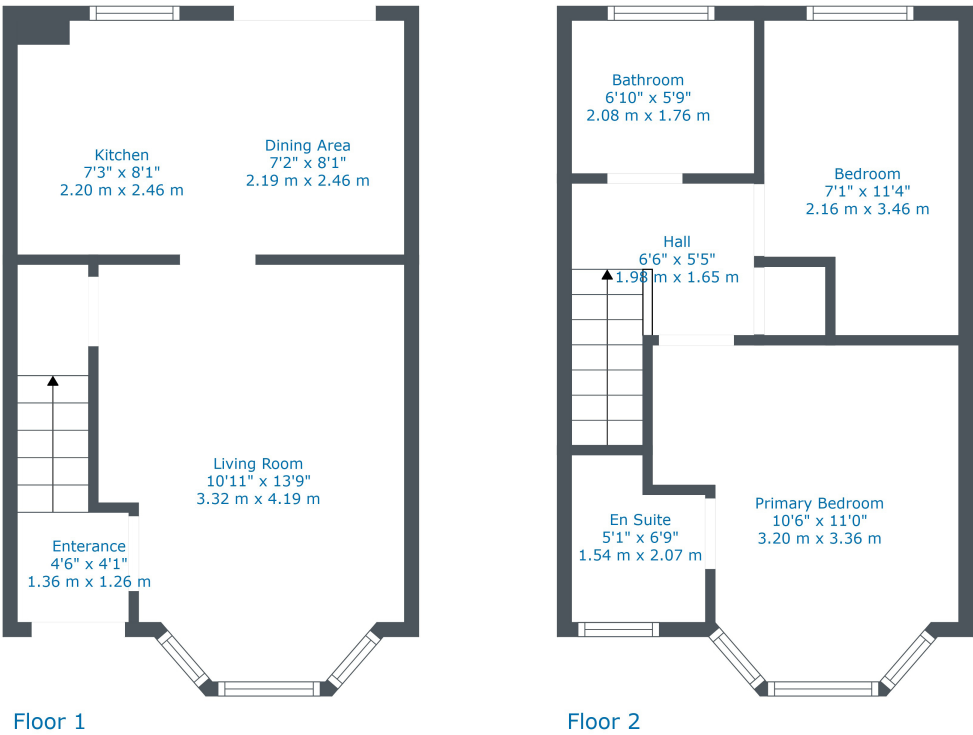
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce photographic and proof of address identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER MALCOLMS RESIDENTIAL SALES LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY







FLOORPLAN



TOTAL: 614 sq. ft, 57 m2
FLOOR 1: 307 sq. ft, 28 m2, FLOOR 2: 307 sq. ft, 29 m2
WALLS: 50 sq. ft, 5 m2

