



161 Jeavons Lane, Great Cambourne, Cambridge. CB23 5FA

Malcolms independent estate agents are delighted to be able to offer this rare opportunity to own this one off bungalow in the heart of Cambourne. A two bedroom property set in one of Cambourne's most prestigious locations. Nestled alongside Cambourne's country park and lakes this properties offers flexible accommodation consisting of one or two double bedrooms, a lounge, kitchen and separate bathroom. Outside the property has a car port with a parking space.



£250,000 Leasehold

PROPERTY DESCRIPTION

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Cambourne, currently made up Great, Lower & Upper, can be found off the A428 between Cambridge (9miles East) and St Neots (9 miles West) making it ideal for commuters with both having main line train stations to London and giving excellent access to major road routes including the M11, A14 & A1. The village centre offers a wealth of amenities & facilities including one of only a handful of Morrisons flagship stores with café & petrol station, a Hotel, Greens coffee shop, various take-away food establishments & restaurants, family pub, The Cambridge Building Society, a dry cleaners, a Library, a purpose built sports centre with social club, gym, astro turf & grass pitches, 2 cricket pitches, a health centre, a dentist, a pharmacy, Police Station and a Fire Station. Furthermore there are four Primary Schools which include Monkfield Park, The Blue School, The Vines & Jeavons Wood, which all filter into the newly opened secondary school Cambourne Village College, this is connected as a sister school with Comberton Village College, recently designated top of the national league of state secondary schools.

FEATURES

- Rare Cambourne bungalow
- Two double bedrooms
- Car port with parking
- Ideally located next to country park
- Gas central heating & Double glazing
- Sold with no onward chain
- Viewing highly recommended



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Storage cupboard, doors to:

Living Room

Window to front, patio doors leading out to the patio area, open plan to:

Kitchen/breakfast Room

Window to rear, Fitted with a matching base and eye level units with worktop space over cupboards, 1 1/2 bowl stainless steel sink, integrated electric oven, electric hob with extractor over, space for fridge/freezer, washing machine and dishwasher.

Bedroom 1

Window to front.

Bedroom 2

Two windows to rear.

Family Bathroom

Fitted with three piece suite comprising bath, hand wash basin and low-level WC.

Outside

To the front is a covered carport, with parking space. To the rear is a private patio and a communal garden maintained by the management company.

Leasehold details

The property is leasehold and the lease is 125 years from new (2007) with approx 108 years remaining. The service charge is approx £125 PCM which includes upkeep of the surrounding areas. This is subject to change and must be confirm with your solicitor at time of purchase.

Agents 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 LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY

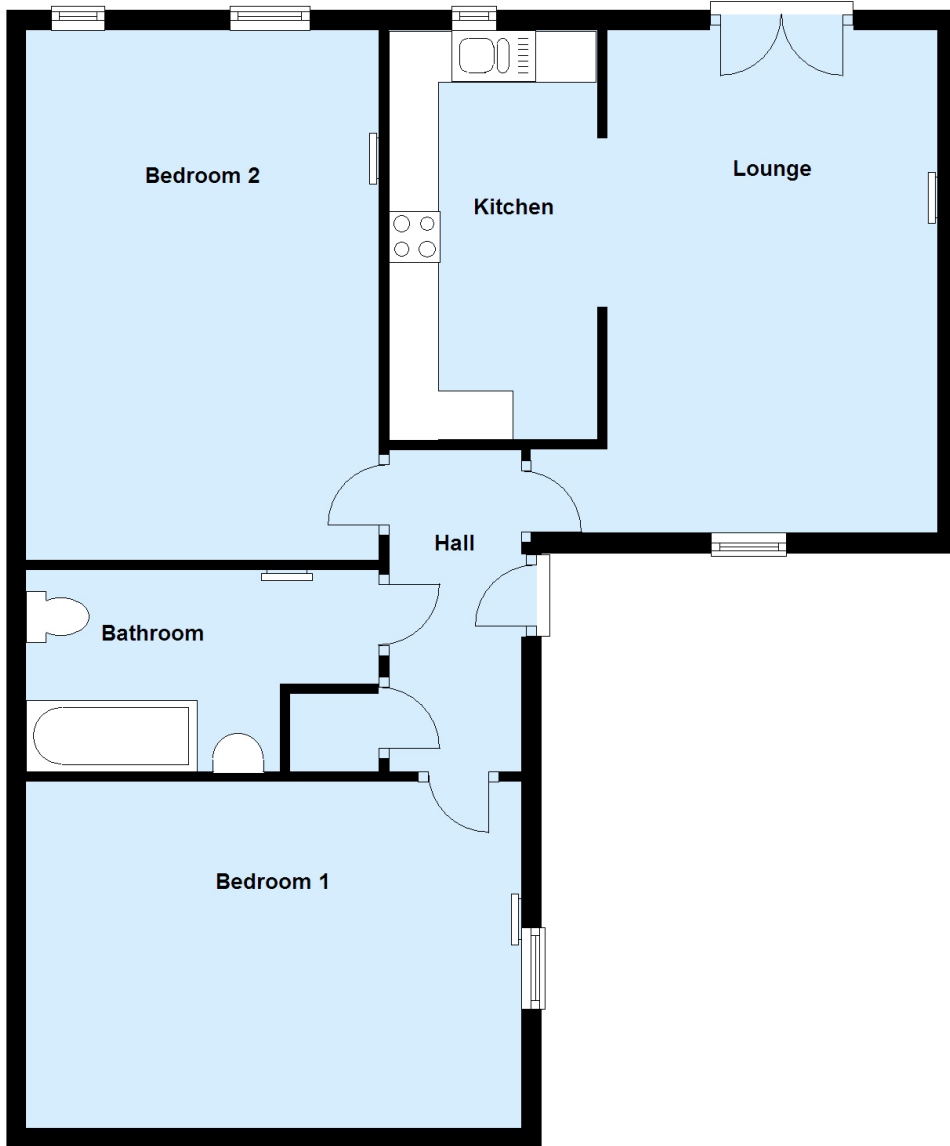


FLOORPLAN & EPC



Ground Floor

Approx. 70.4 sq. metres (757.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	78	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales EU Directive 2002/91/EC 		

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