



## 53 Mayfield Way, Great Cambourne, Cambridge. CB23 5JA

A well presented two bedroom semi-detached home. The property has been open-planned on the ground floor to create a great space for entertaining and modern living, whilst also offering a guest cloakroom too. The first floor offers two double bedrooms and a family bathroom. There is a private rear garden and the current owner has added an external office space. To the front there is allocated parking and plenty of guest parking. A viewing is advised.

The thriving community of Cambourne, currently made up Great, Lower & Upper, can be found off the A428 between Cambridge (9 miles 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, two Hotels, Cambourne Soul youth club, Greens coffee shop, various take-away food establishments & restaurants, family pub, The



**£290,000 Freehold**

## PROPERTY DESCRIPTION

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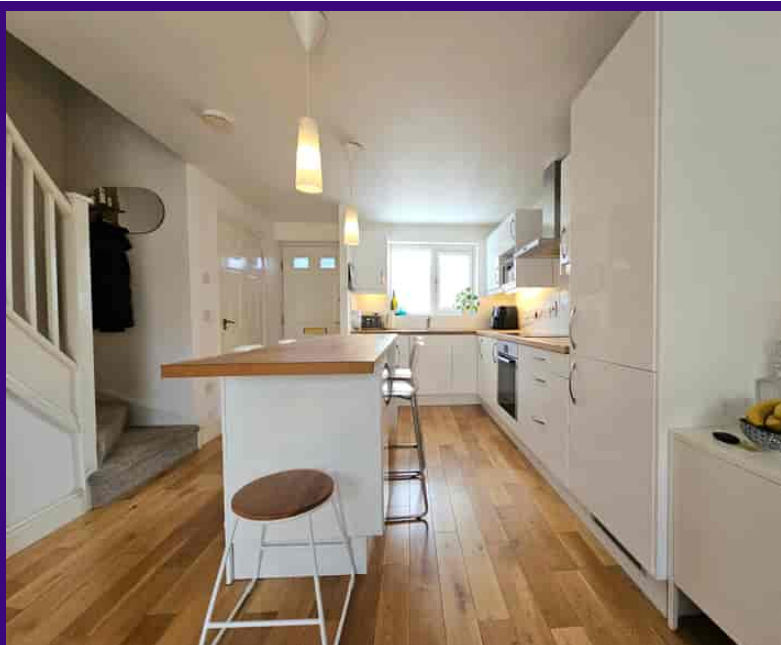
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## FEATURES

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- Semi-detached
- Open planned
- Allocated car parking space
- Garden office
- Gas central heating & double glazing
- Fitted wardrobes in both bedrooms
- Viewing Advised!
- Refitted bathroom





## ROOM DESCRIPTIONS

### Entrance

Hardwood flooring, door to cloakroom.

### Kitchen/Breakfast

3.51m x 4.07m (11' 6" x 13' 4")

Fitted with a matching range of white gloss base and eye level units with worktop space over cupboards, large island/breakfast bar with cupboards and worktop, integrated hob, oven, washing machine, dishwasher and fridge/freezer, open plan to:

### Living Room

3.86m x 4.09m (12' 8" x 13' 5")

Sliding doors to garden, window to rear, understair cupboard, radiator.

### Cloakroom

Two piece suite including WC and wash hand basin with storage unit under, window to front, radiator.

## First Floor

### Bedroom One

3.53m x 3.14m (11' 7" x 10' 4")

Large bedroom with three windows to front, built in wardrobes with sliding doors, radiator, spotlights and loft hatch.

### Bedroom Two

3.75m x 2.25m (12' 4" x 7' 5")

Window to rear, build in wardrobe with sliding doors, radiator.

### Family Bathroom

Re-fitted three-piece suite with WC, panelled bath with shower over and glass screen, wash hand basin with storage under, wall mounted storage unit, radiator, window to rear.

### Garden

Low maintenance landscaped garden, sleepers and raised sleepers to the rear, freestanding outside office space with UPVC door and window with power, shed to the side with access to the front of the property.

### 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.

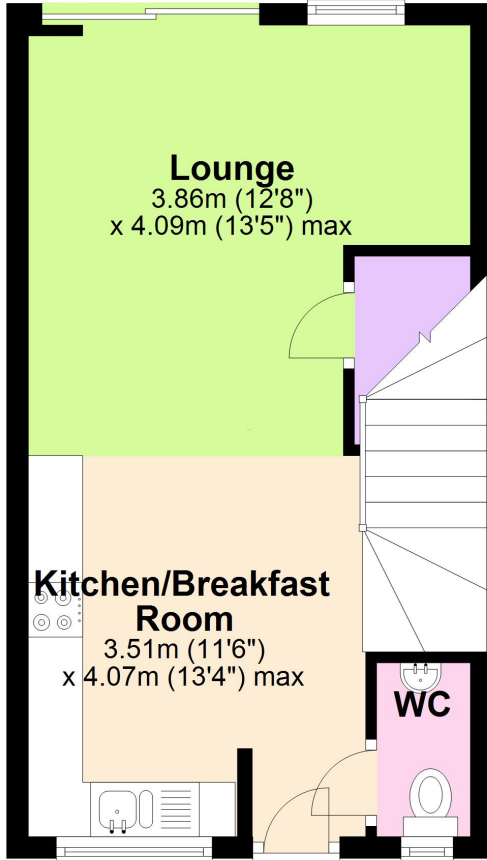
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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



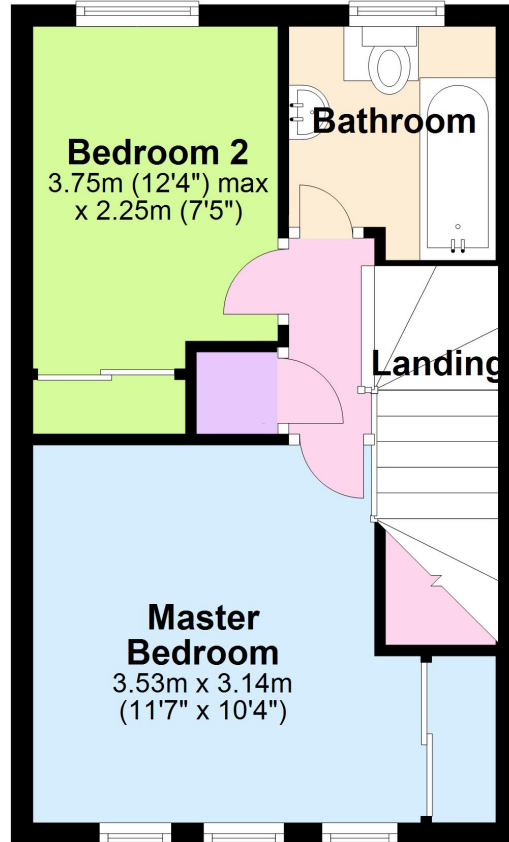
**Ground Floor**

Approx. 26.7 sq. metres (287.3 sq. feet)



**First Floor**

Approx. 30.9 sq. metres (332.6 sq. feet)



Total area: approx. 57.6 sq. metres (619.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>90</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC