



3 Bisley Crescent, Upper Cambourne, Cambridge. CB23 6JA

Constructed in 2016 by Taylor Wimpey, this two-bedroom terraced residence is within a five minute walk of the country park in Upper Cambourne.

Perfect for first time buyers this home is nestled within a quiet cul-de-sac off Bisley Crescent and is still within its 10year NHBC warranty. Upon entering the property through the entrance hall, you will find a Cloakroom to one side and a large storage cupboard the opposite side. The storage cupboard benefits from plumbing for a washing machine and is currently being used as a utility area/pantry. The main reception room is a large open plan kitchen living area with French doors leading into the rear garden. The kitchen has a wrap around work top with a one and a half bowl sink, ample storage and space for white goods which includes a slim line dishwasher and a fridge freezer..



£280,000 Freehold

PROPERTY DESCRIPTION

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To the first floor are two double bedrooms with bedroom one benefitting from an en-suite bathroom and ample floor space for wardrobes. Bedroom two is double in size and has an out cove providing space for a wardrobe. Serving bedroom two is the main family bathroom which benefits from a full white bathroom suite including a bath.

Externally; To the front of the property are two parking spaces along a block paved driveway which provides off road parking for two vehicles side by side. The rear garden is fully enclosed with a patio area located off the main set of French doors within the living room. Completing the rear garden is a lawn area, a timber constructed shed and access to the far corner which leads around to the front of the property.

The thriving community of 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, Massiff bikes cycle shop, a purpose built sports centre with social club, gym, astro turf & grass pitches, 2 cricket pitches, a health centre, a dentist, a pharmacy with Post Office counter, 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



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Entrance hall; Karndean flooring, upvc composite door with floor to ceiling double glazed window adjoining.

Cloakroom

Karndean flooring; radiator, pedestal sink, low level WC and double glazed upvc window to front.

Kitchen

Karndean flooring, eye level and base level units, work top, one and a half bowl stainless steel sink, integrated four ring gas hob, integrated double fan assisted oven and grill, space for a slimline dishwasher and fridge freezer.

Living Room

6.56m x 4.19m (21' 6" x 13' 9")

Karndean flooring, large set of French doors leading into the rear garden, stairs leading to the first floor.

First Floor

Landing

Landing; carpeted flooring, radiator, loft hatch leading to a partially boarded loft, stairs leading to the ground floor.

Bedroom One

3.07m x 2.97m (10' 1" x 9' 9")

Carpeted flooring, upvc double glazed window, space for double wardrobe, radiator. Door to En-suite.

Ensuite Shower Room

En-suite; tiled flooring, tiled single enclosure shower with electric powered shower, pedestal sink, low level WC, radiator.

Bedroom Two

2.58m x 4.19m (8' 6" x 13' 9")

laminated flooring, space for wardrobe, two double glazed UPVC windows, radiator.

Bathroom

Tiled flooring, panelled bath with splash back tiles, pedestal sink, low level WC, radiator.

Garden

The rear garden is fully enclosed with a patio area located off the main set of French doors within the living room. Completing the rear garden is a lawn area, a timber constructed shed and access to the far corner which leads around 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.

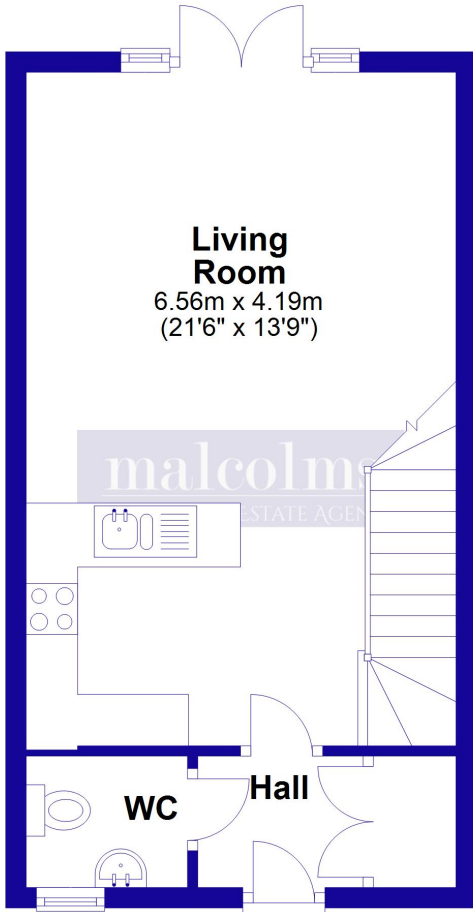


FLOORPLAN & EPC



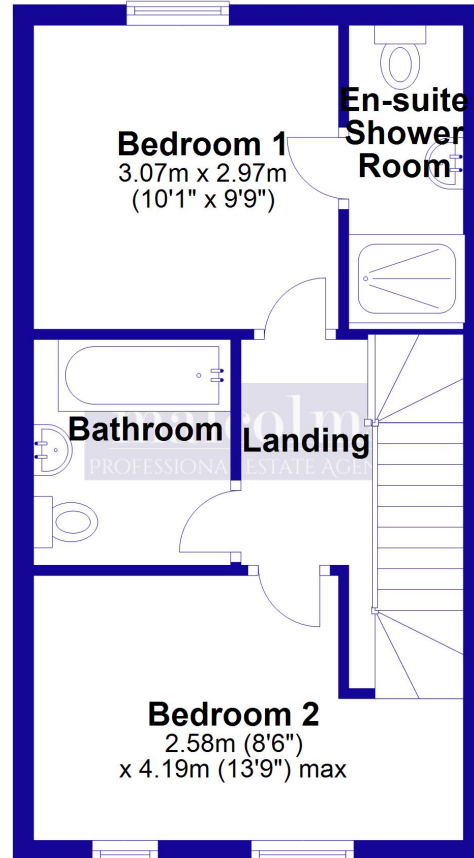
Ground Floor

Approx. 33.2 sq. metres (357.8 sq. feet)



First Floor

Approx. 33.6 sq. metres (361.3 sq. feet)



Total area: approx. 66.8 sq. metres (719.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		97
(81-91) B	84	
(69-80) C		
(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

Cambourne
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