

malcolms
PROFESSIONAL ESTATE AGENCY

17 Osier Way, Great Cambourne CAMBRIDGE, . CB23 6GB

£425,000 Freehold

SOLD STC



PROPERTY DESCRIPTION

Malcolms estate agents are pleased to showcase this beautifully presented Edwardian style town house found in this popular central location. Versatile & flexible accommodation comprising four bedrooms with en-suite to bedroom one. Re-fitted open plan Kitchen/Breakfast with utility & conservatory, first floor living Room with dual aspect windows. Outside the property has a private garage and car port with electric charging point, established garden with patio area. The property also benefits from gas central heating with a newly fitted boiler and double glazing.

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, 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

- Beautifully presented Edwardian style home
- Popular central location
- Versatile & flexible accommodation
- Four bedrooms En Suite to bedroom 1
- Modern kitchen/breakfast room with utility
- Re fitted and upgraded throughout
- First floor living Room with dual aspect
- Garage and Car Port
- Double glazing & gas fired heating



ROOM DESCRIPTIONS

Ground Floor

Kitchen/Breakfast Room 4.40m (14'5") X 4.78m (15'8")

Entrance door. Fitted with a matching range of base, eye level & drawer units with underlighting and worktop space over, 1 ½ bowl sink with single drainer and mixer tap, dishwasher, fridge/freezer, fitted eye level electric fan assisted double oven, built-in four ring gas hob with pull out extractor hood over, two radiators, stairs to first floor, double doors to cloaks storage cupboard, open plan to conservatory:

Utility Area 2.21m (7'3") X 1.85m (6'1")

plumbing for washing machine, radiator, Window to front, WC & wash hand basin.

Conservatory

Of Upvc Construction with French doors opening to the rear garden.

First Floor

Landing

Window to rear, radiator, coving to ceiling, stairs to second floor, double door to Kitchen/Diner, door to:

Lounge 5.38m (17'8") X 3.01m (9'11")

A dual aspect room with windows to rear and front, contemporary fireplace surround, two radiators, fully carpeted throughout.

Reception Room 2/Bedroom 4 17' 7" x 9' 8" (5.36m x 2.95m)

Window to front & rear, two radiators, fully carpeted throughout.

Cloakroom

Window to front, two piece suite comprising wash hand basin and close coupled wc, radiator.

Second Floor

Landing

Window to rear, Airing cupboard, door to:

Bedroom one 3.38m (11'1") X 3.10m (10'2")

Window to rear, radiator, Carpeted throughout, telephone point, TV point, range of built in wardrobes with hanging rail and shelving.

En-suite Shower Room

Three piece suite comprising double shower cubicle, pedestal wash hand basin and close coupled WC, window to front, radiator.

Bedroom 2 2.88m (9'5") X 2.80m (9'2")

Window to front, carpeted throughout, radiator.

Bedroom 3 2.88m (9'5") X 2.48m (8'2")

Window to rear, radiator, wooden laminate floor.

Bathroom

Three piece suite comprising panelled bath, pedestal wash hand basin and close coupled WC, window to front.

Garden

The property benefits from a car port and single garage.

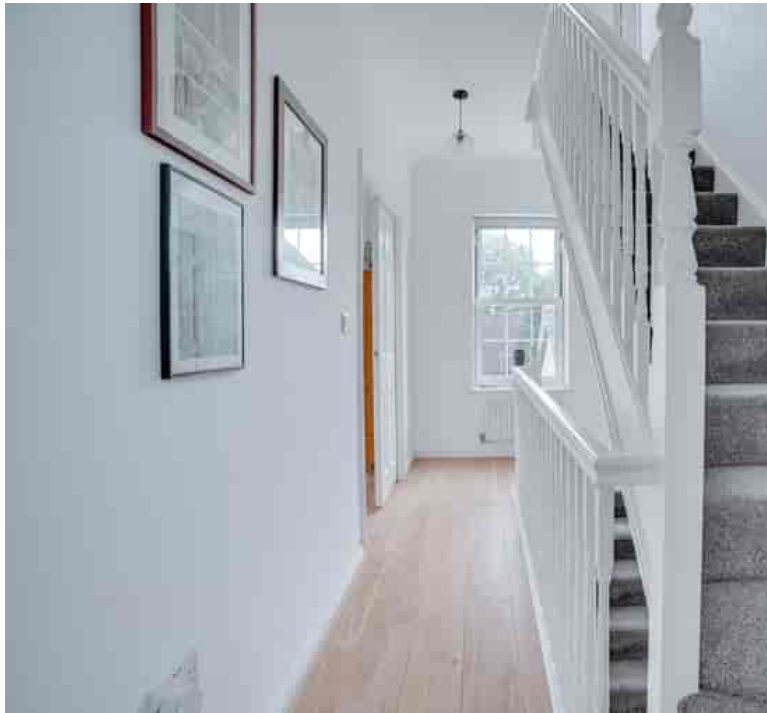
The enclosed rear garden is of good size with patio area and formal lawns.

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







FLOORPLAN



Total area: approx. 120.5 sq. metres (1296.7 sq. feet)