

Directions

CB23 3PR.

DATA PROTECTION ACT 1998

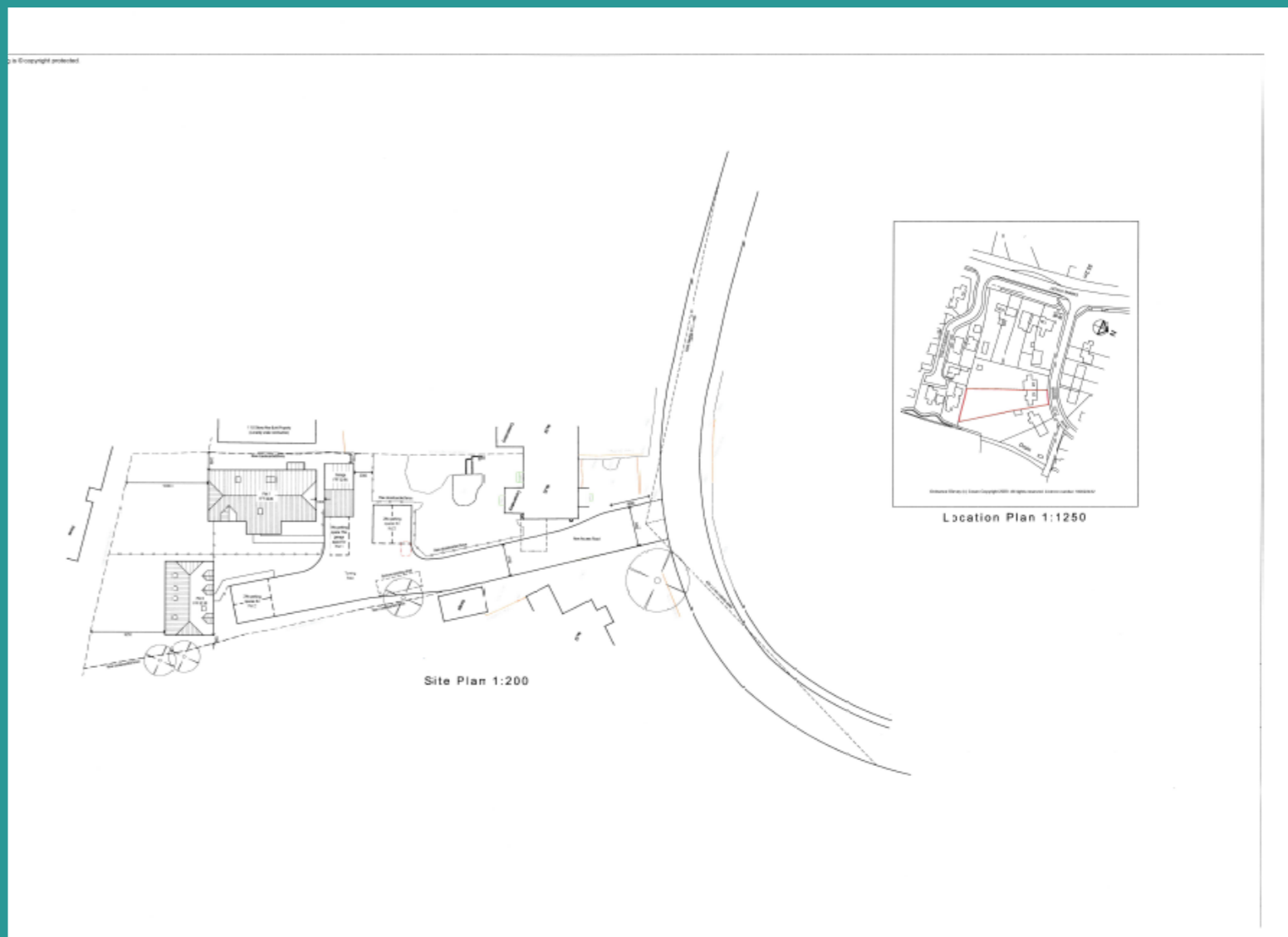
Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will not be shared with any third party without the express consent of the customer.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from Solicitor or Surveyor. References to the Tenure of a Property are based on the information supplied by the seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars do not form part of any contract. Measurements are believed to be correct within 3 inches. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Tel: 01480 211777
www.bennettlorusso.co.uk

**BENNETT
LORUSSO** PROPERTY
AGENTS



23 Plot 2, Brockholt Road, Caxton, Cambridge. CB23 3PR.

£175,000

Two self build projects which can be sold together or individually. Situated in a quiet cul-de-sac location in this well regarded village with easy access to Cambridge and excellent schools. There is full planning, (South Cambs District Council ref:20/03306/FUL), the foundations have all been laid and most of the groundworks have been completed. Please call 01480 211777 for further details and to arrange a site visit.



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General Points ONLY TWO SELF BUILD PROJECTS, A FULL BUILD COULD BE AGREED

PLOT 1 IS AROUND 176 SQ M OR 1900 SQ FT, PRICE £250,000

PLOT 2 IS AROUND 108 SQ M OR 1165 SQ FT, PRICE £175,000

FOUNDATIONS ARE LAID & SERVICES CONNECTED

OFF A PRIVATE DRIVEWAY IN A HIGHLY REGARDED CAMBS VILLAGE

FULL PLANNING & CERTIFICATES TO DATE ARE ALL IN PLACE

PROPERTIES TO FEATURE AIR SOURCE HEATING & SPRINKLER SYSTEMS

ALL BRICKS ARE AVAILABLE TO BE PURCHASED

PLOT 1 IS A LARGE 3 BED DET HOME WITH BEDROOM SUITE, UTILITY & GARAGE

PLOT 2 IS A 3 BED DET WITH TWO BATHROOMS & DBLE PARKING

