

Radcliffe & Rust
Residential sales & lettings

12 Spar Close, Cambridge CB23 6FG
Guide Price £280,000

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Spar Close is located within the established and well-regarded community of Lower Cambourne, offering a convenient and family-friendly setting approximately nine miles west of Cambridge. Cambourne is popular for its wide range of amenities, green spaces and strong transport connections, making it a practical choice for commuters, families and investors alike.

The area provides excellent everyday facilities including supermarkets, local shops, cafés, a library, GP surgery and leisure centre, along with a choice of primary and secondary schooling within the village. Further shopping and employment opportunities are easily accessible in nearby Cambridge, while the surrounding countryside offers attractive walking and cycling routes.

Lower Cambourne is well positioned for road access, with the A428 providing direct links to Cambridge, St Neots and the wider road network, as well as convenient connections to the A14 and M11. Regular bus services also operate into Cambridge city centre, making the location both accessible and well connected.

This chain-free three-bedroom mid-terrace home offers a well-balanced layout and excellent potential for improvement, making it an ideal opportunity for buyers seeking a property they want to put their own stamp on.

The ground floor comprises an entrance hall with cloakroom, leading through to a generously proportioned living room with feature fireplace and staircase rising to the first floor. To the rear is a kitchen/dining room with space for a table and direct access out to the garden.

The first floor landing leads to three bedrooms and the main bathroom. The principal bedroom faces the front of the property and benefits from an en-suite shower room. Bedrooms two and three are positioned to the rear, with bedroom two further enhanced by a built-in wardrobe. A family bathroom serves the remaining bedrooms.

Externally, the rear garden is low maintenance, laid out with a patio area, lawn and planted beds, all enclosed by timber fencing. A rear gate provides direct access to allocated parking and garage at the rear, adding to the practicality of the property.

While the house is tired throughout and would benefit from redecoration, it offers a solid layout, good room sizes and clear scope to add value. Offered with no onward chain, this is a straightforward purchase with genuine potential.

Please call us on 01223 307 898 to arrange a viewing and for all of your residential Sales and Lettings requirements in Cambridge and the surrounding areas.

Agent notes

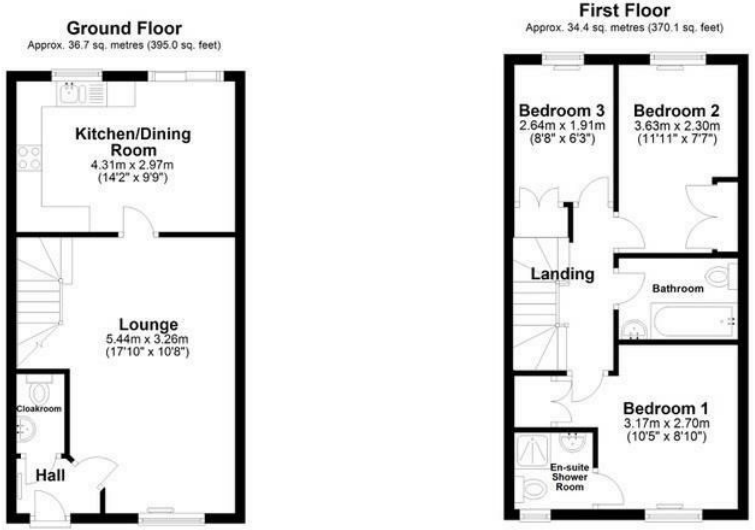
Tenure: Freehold
Council Tax Band: C
Chain Free











Total area: approx. 71.1 sq. metres (765.1 sq. feet)

