



Osier Way, Great Cambourne, CB23 6GB

CHEFFINS

Osier Way

Great Cambourne,
CB23 6GB

A well proportioned semi detached residence with brick elevations underneath the pitch tiled roof with adjoining driveway and single garage as well as enclosed gardens situated within the most popular Great Cambourne, so convenient for access to a good range of local amenities.

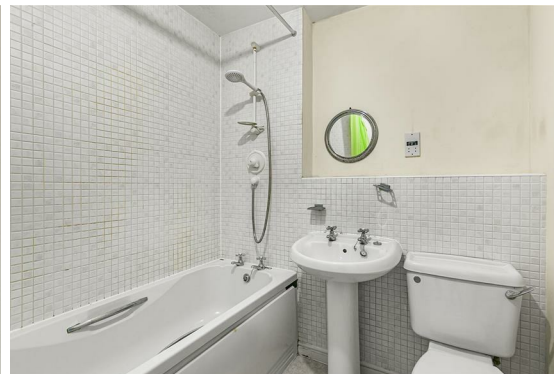
LOCATION

Cambourne is thriving town located 9 miles to the east of Cambridge and is well-placed for access to major routes including the A428 and A14. The village boasts a range of amenities including a bank, café, pharmacy, restaurants, shops, dentist, public house and doctor's surgery. Schooling is catered for by a variety of local primary and junior schools to secondary education at Cambourne Village College.

2 1 1

Guide Price £250,000





ENTRANCE DOOR

with frosted and double glazed pane underneath pitch tiled roof entrance canopy.

ENTRANCE HALL

with coved ceiling, radiator, coat hooks.

CLOAKROOM

with white suite comprising; low level WC, hand wash basin, splashback, radiator and extractor fan.

LIVING ROOM

with staircase rising to the first floor, double panelled radiator, and double glazed window to the front.

KITCHEN/DINING ROOM

Kitchen is fitted with a range of storage cupboards and drawers with rolltop working surfaces with inset single drainer stainless steel sink unit, hot point electric oven Neff, gas hob with extractor fan above, double panelled radiator, double glazed window and double glazed door leading out to the rear garden.

FIRST FLOOR

LANDING

with radiator cupboard housing insulated hot water tank and slatted shelf.

BEDROOM 1

with fitted wardrobe cupboards, radiator and pair of double glazed windows to rear.

BEDROOM 2

with radiator and a pair of double glazed windows to the front.

BATHROOM

fitted with white three piece suite comprising; panelled bath with shower unit above and tiled surround, pedestal hand wash basin, low level WC and extractor fan.

OUTSIDE

Block paved pathway to front door, driveway to the side leading to the single garage with up and over door to the front, eaves storage, power and light connected, personal door to garden.

Enclosed rear garden with paved pathway, mature shrub and principally laid to lawn.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		91
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £250,000

Tenure - Freehold

Council Tax Band - C

Local Authority - South Cambridgeshire

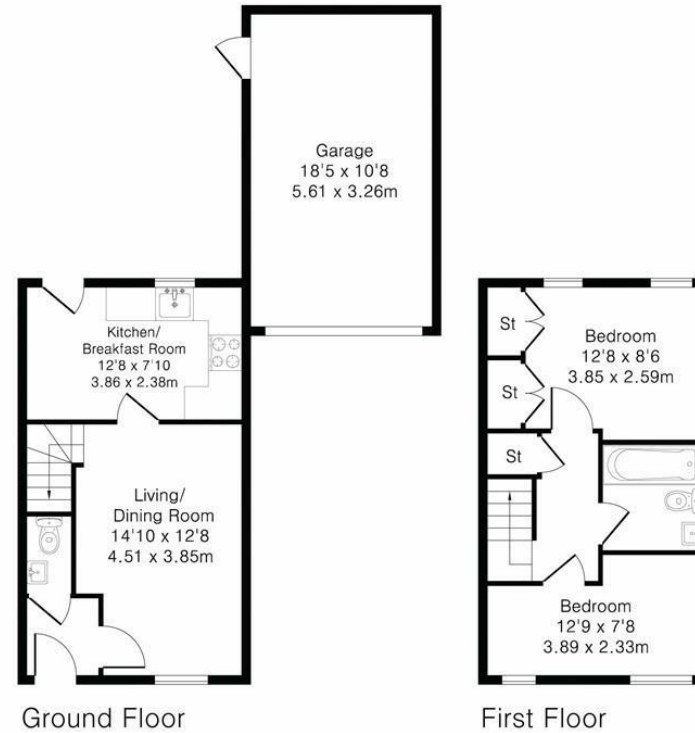
District Council

Approximate Gross Internal Area 580 sq ft – 54 sq m

Ground Floor Area 290 sq ft – 27 sq m

First Floor Area 290 sq ft – 27 sq m

Garage Area 197 sq ft – 18 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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