



4 Flitmead,
Great Cambourne, Cambridge, CB23 6GF

Guide price £375,000



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Cambridge, CB23 6GF

- No chain
- Situated on a private road
- In catchment for Ofsted rated 'Outstanding' secondary school
- Carport offering undercover parking
- Directly overlooks National Trust nature reserve

Situated on a private road, this well maintained three bedroom terraced property offers great potential for families, investors and first-time buyers alike. The accommodation spans almost 1,200 sq. ft. and includes a garden and private parking.

The ground floor comprises a spacious study, which could be used as a fourth bedroom if required, a cloakroom with WC and kitchen/dining room on the ground floor. The kitchen has a large range-style cooker, extractor fan, dishwasher, fridge freezer and washing machine. There is also a large window over looking the garden, an integrated wine rack, plenty of cupboards and worktop space.

On the first floor, there is a double bedroom with two windows facing the rear of the property. The living room is large and benefits from two juliet balconies. The second floor has two good-sized double bedrooms, both with fitted wardrobes. Bedroom one has an en-suite with shower, WC and basin. The main bathroom is on the second floor and has a bath, WC and basin.

The top floor includes a loft conversion occupying the entire footprint of the property, providing extensive storage capacity.

The rear garden is well kept with a patio, lawn and a paved pathway which leads to the gated rear access. The





property benefits from a carport offering sheltered private parking. The property's private road is adjacent to a lush National Trust nature reserve, offering a pleasing aspect with no obstructions.

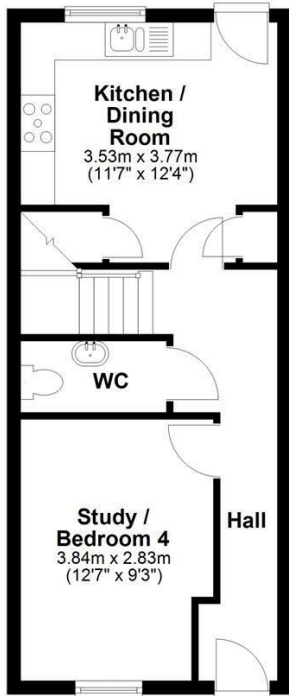
Situated within catchment for an Ofsted-rated 'Outstanding' secondary school and well-regarded primary schools, Cambourne also offers a range of local amenities including supermarkets, shops, cafes, and green spaces. Cambridge city centre and major transport routes are easily accessible, making this an ideal location for commuters. Cambourne is half-way between Cambridge and St Neots making either train station a convenient way of getting into London.

[///permit.start.canal](http://permit.start.canal)

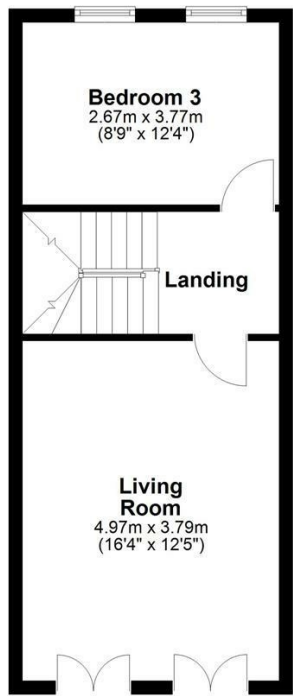




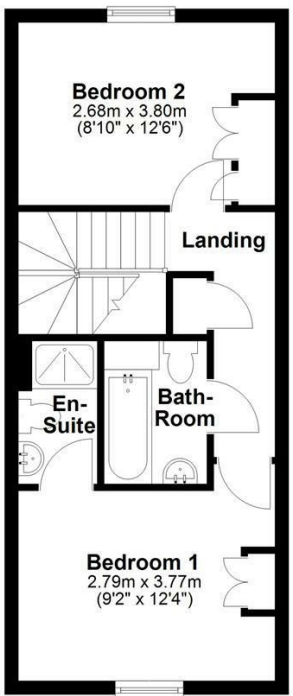
Ground Floor
Approx. 36.5 sq. metres (392.4 sq. feet)



First Floor
Approx. 36.6 sq. metres (393.7 sq. feet)

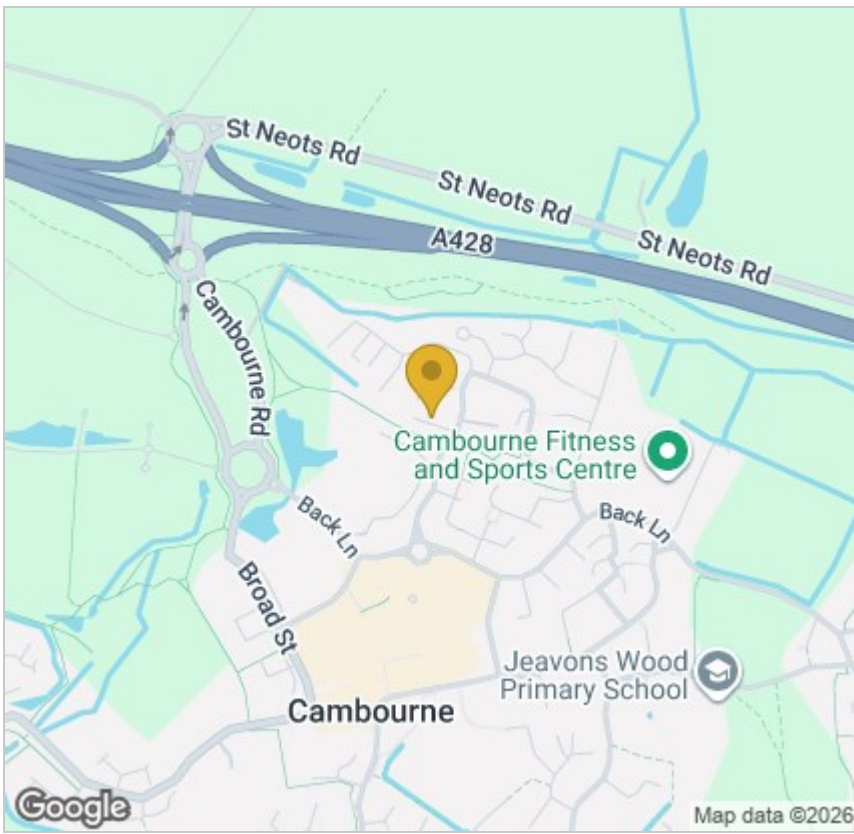


Second Floor
Approx. 36.6 sq. metres (394.5 sq. feet)

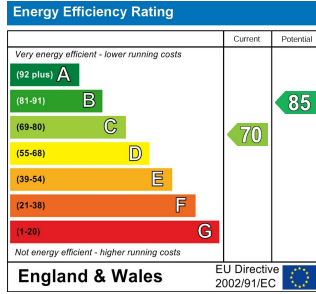


Total area: approx. 109.7 sq. metres (1180.5 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Freehold
Council tax band: D

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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