

**ENTRANCE HALL** 16' 11" x 6' 7" (5.18m x 2.01m) Stairs to first floor, coat hooks, radiator, tiled flooring.

**CLOAKROOM** Window to side, low level WC, pedestal wash hand basin, extractor fan, radiator, tiled flooring.

**KITCHEN** 16' 11" x 6' 0" (5.18m x 1.85m) Window to front, range of high and low level cupboard units with white and purple gloss finishes, built-in fridge/freezer, integrated dishwasher and washing machine, oven and four ring electric hob with extractor hood over, stainless steel sink unit with drainer and mixer tap, radiator, tiled flooring.



**LIVING ROOM** 13' 0" x 12' 11" (3.97m x 3.95m) French doors opening onto the garden, radiator, wooden flooring.

**FIRST FLOOR LANDING** Windows to front and side, stairs to second floor.

**BEDROOM TWO** 12' 11" x 12' 4" (3.96m x 3.78m) Window to rear, radiator.



**BEDROOM THREE** 11' 1" x 6' 3" (3.38m x 1.92m) Window to front, radiator.

**BATHROOM** 6' 10" x 6' 4" (2.09m x 1.94m) Panelled bath with shower attachment over, pedestal wash hand basin, low level WC with dual flush, heated towel rail, extractor fan, vinyl flooring.

**SECOND FLOOR LANDING** Window and radiator.

**MASTER BEDROOM** 12' 11" x 11' 2" (3.96m x 3.41m) Two velux windows, built-in cupboard, separate dressing area leading to ensuite.



**ENSUITE** 9' 4" x 7' 5" (2.86m x 2.27m) Dormor window to front, large shower cubicle, pedestal wash hand basin, low level WC, extractor fan, radiator.

**PARKING AND GARDENS** Rear garden is mainly laid to lawn with a patio area and path leading to rear access where there are two parking spaces, 'L' shaped storage shed with window and doors at the back of the garden, side access to the front.



**LOCAL INFORMATION** Cambourne is a relatively new purpose built town made up of three parts, Great Cambourne, Lower Cambourne and Upper Cambourne, located 9 miles (14.48 kilometres) from Cambridge. It lies on the A428 with Cambridge to the east and St Neots and Bedford to the West. This location is excellent for anyone who is looking to commute into Cambridge, London or Bedford as the A428 and M11 allow easy access to these locations. There are useful bus links into Cambridge from Cambourne, and there are also links to St Neots, Huntingdon and St Ives which run less frequently.



**VILLAGE INFORMATION** Cambourne offers a wide range of shops and amenities such as a Morrisons supermarket and petrol station, a doctor's surgery, dentist, veterinary practice and a pub – The Monkfield Arms.

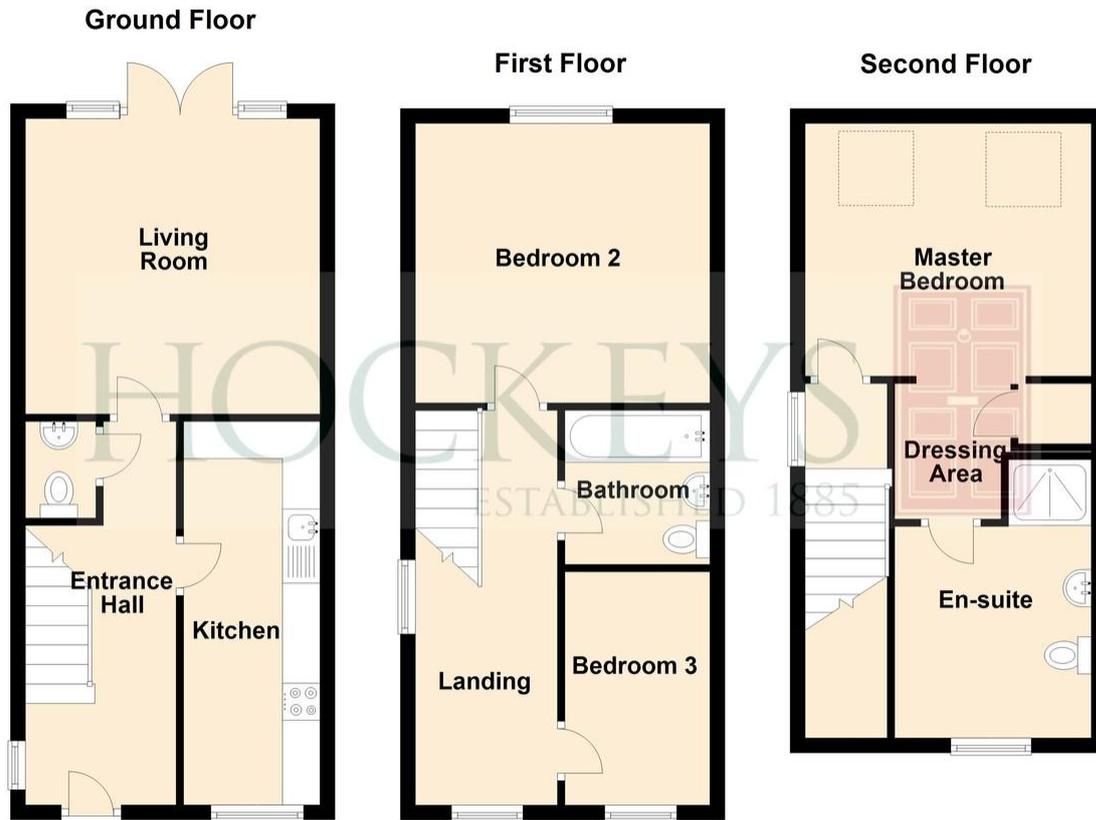


The village has four primary schools and a secondary school, meaning pupils do not need to take a bus or alternative travel to the surrounding villages to attend school. As Cambourne is a relatively new village, there are still further plans to enlarge the settlement to provide even more amenities. This village would be the ideal location for someone wanting amenities on their doorstep, excellent schooling as well as transport links to the surrounding villages and towns.



**FACILITIES** The High Street is home to many takeaways and restaurants, bookmakers, building society, dry cleaners and pharmacy. The village also offers many sports clubs such as football, rugby, tennis, netball and cricket which all have their pitches/grounds. The sports centre was quite recently opened in 2011 which is home to a large sports hall, dance studio and gym.





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87 Sterling Way, Upper Cambourne,  
Cambridge, CB23 6BL

£340,000 Freehold

No onward chain - A three bedroom, end-of-terrace townhouse set back from the road in a private position with two parking spaces to the rear.

The accommodation comprises of an entrance hall with cloakroom, kitchen with integrated appliances, and lounge/diner with French doors opening to the garden.

On the first floor there are two double bedrooms and a family bathroom, with the second floor containing the master bedroom with dressing area and ensuite.

Outside, there is a rear garden with versatile outbuilding.



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