



Gladiator Road, Upper Cambourne Cambridge
£245,000 Freehold

**Sharmen
Quinney**

Key Features



- No Chain Two Bedroom Mid-Terraced House
- En Suite To Principle Bedroom
- Well Presented throughout
- Desirable Location
- Allocated Parking

The property opens with a bright and inviting entrance hallway that leads into a generously sized kitchen, which in turn flows through to the living room-an ideal space for both relaxing and entertaining. To the rear, a spacious living/dining area enjoys direct access to the private garden, perfect for outdoor dining and leisure.

Upstairs, the accommodation comprises two well-proportioned bedrooms, including a substantial principal bedroom with its own en suite, alongside a versatile second bedroom suitable for guests, a home office, or a nursery. A modern family bathroom serves the first floor.

Externally, the home benefits from a low-maintenance rear garden and the added convenience of allocated private parking,



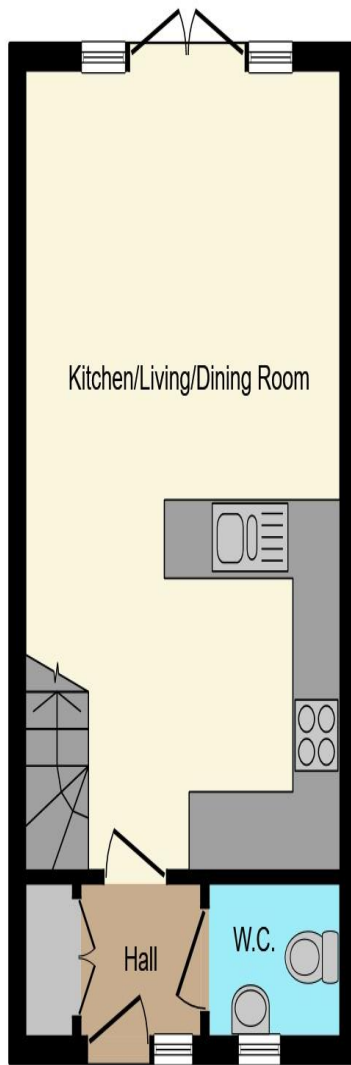
enhancing both practicality and appeal.

Ideally located within easy reach of local amenities, well-regarded schools, and excellent transport links, this property offers a superb blend of comfort, convenience, and village charm.

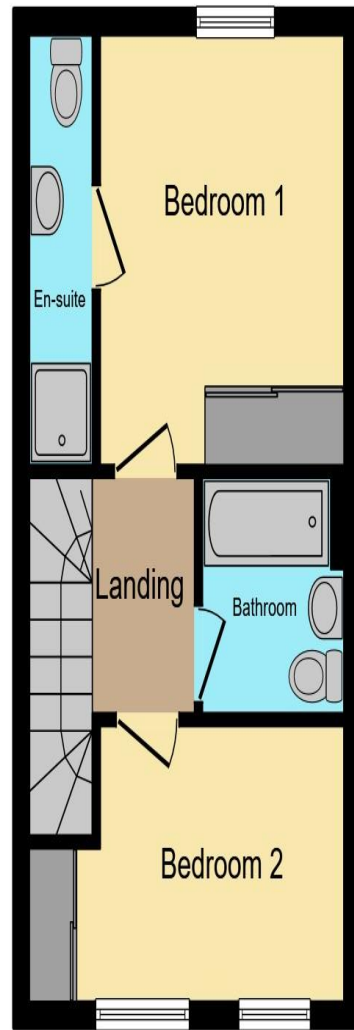
Early viewing is highly recommended to fully appreciate what this home has to offer.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

**Sharman
Quinney**

To view this property call Sharman Quinney on:
01954 710620

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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: CSQ204477 - 0005

