



Bramley Way, Hardwick Cambridge
£210,000 Freehold

**Sharman
Quinney**

Key Features



- **CASH BUYERS ONLY**
- Three Bedroom Terraced House
- Garage and Parking Available
- Investment Opportunity
- Popular Location

A substantial renovation opportunity offering excellent potential to add value, situated within an established residential location and offered with no onward chain.

This three-bedroom home presents an exciting prospect for investors, developers and cash purchasers seeking a full refurbishment project. Requiring comprehensive modernisation throughout, the property provides well-proportioned accommodation and offers considerable scope for improvement, reconfiguration and enhancement, subject to any necessary consents.

The ground floor comprises an entrance hall, a spacious dual-aspect sitting room with views over the rear garden, and a kitchen with direct garden



access. To the first floor are three bedrooms and a family bathroom.

Externally, the property benefits from an enclosed rear garden which offers excellent potential for landscaping and creating an attractive outdoor space. The generous plot and established position further enhance the property's appeal as a value-add opportunity.

Properties offering this level of potential are becoming increasingly difficult to find and an early viewing is advised to appreciate the scope on offer.

Offered for sale with no onward chain.

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.

To view this property call Sharman Quinney on:
01954 710620

Selling your property?

Contact us to arrange a **FREE** home valuation.

 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: CSQ204500 - 0002

