



Clare Close, Papworth Everard CAMBRIDGE
£285,000 Freehold

**Sharman
Quinney**

Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three-Bedroom End-of-Terrace Home
- En-suite to Principal Bedroom

This beautifully presented three-bedroom end-of-terrace home offers well-balanced and thoughtfully designed accommodation, extending to approximately 1,041 sq ft, making it an ideal choice for families or professional tenants seeking both space and modern convenience.

Upon entering, a welcoming entrance hall provides access to a convenient ground floor cloakroom/WC. To the front of the property, a well-proportioned living room, offers an excellent space for relaxing and entertaining, benefitting from a pleasant dual aspect feel. 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 the rear, the property boasts a generous kitchen/dining room, forming the true heart of the home. This impressive space offers ample room for both dining and everyday living, with direct access to the garden, creating a practical and sociable layout ideal for modern lifestyles.

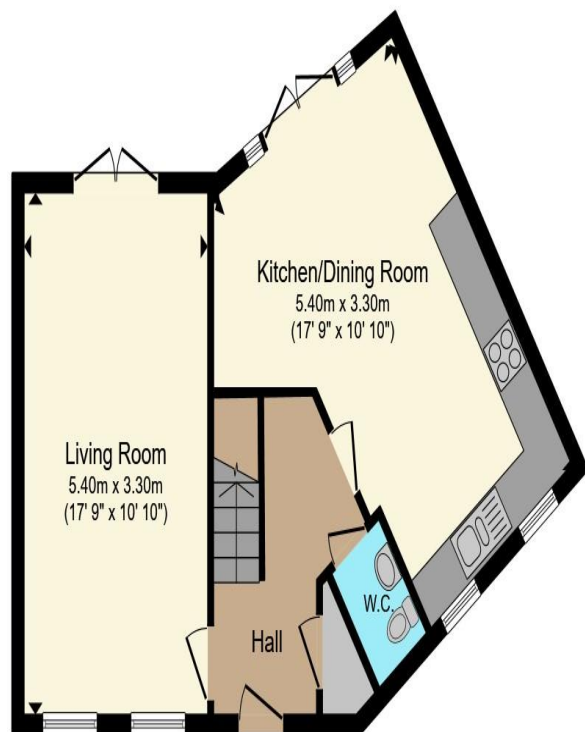
The first floor continues to impress with three bedrooms, including a spacious principal bedroom complete with a stylish en-suite shower room. Bedroom two is a particularly generous double, while bedroom three provides a perfect single bedroom, nursery or home office. A contemporary family bathroom serves the remaining rooms.

Externally, the property benefits from its end-of-terrace position, offering additional privacy, alongside a manageable rear garden ideal for outdoor dining and relaxation. There is an allocated parking space positioned behind the property.

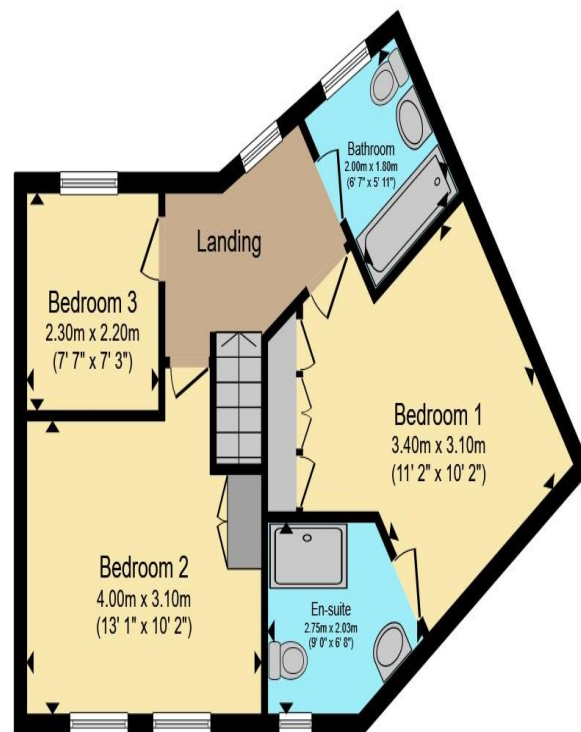
Combining a well-considered layout with generous room proportions and modern fittings throughout, this home presents a superb opportunity in a desirable and convenient residential location.

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Ground Floor



First Floor

Total floor area 96.7 m² (1,041 sq.ft.) approx

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

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refunded, even if the property purchase does not go ahead.

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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.

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