



## TRINITY CLOSE, BALSHAM



**Guide Price: £450,000**

We are pleased to offer this 3 bedroom detached house in the popular village of Balsham. This property has great potential, although does need updating. Off street parking, with a single garage.



### Features

- ✓ Large Rear Garden
- ✓ Village Location
- ✓ Garage
- ✓ Off-Street Parking
- ✓ Three Bedrooms
- ✓ No Onward Chain

**ANTONY DAVIS**

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14 High Street, Fulbourn,  
Cambridge, CB21 5DH







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#### Ground Floor

Hallway with cloakroom to the right, kitchen to the rear of the property. Lounge leading into Dining room, which then leads to a conservatory. Stairs to:

#### First Floor

Family bathroom. Two double bedrooms and one single bedroom.

#### Outside

The front is mainly laid to lawn with, driveway and carport. Leading to single detached garage.

The rear garden is mainly laid to lawn, with some mature shrubs.

#### Balsham

Balsham is a picturesque South East Cambridgeshire Village, local amenities include Post Office, Coffee Shop and 2 public houses, The Bell Inn and The Black Bull Inn. The village lies 10 miles South-East of Cambridge City and has good access to A11/M11 and in to Cambridge. Within the village community, there is a regular Friday Afternoon walking group who cover 3 to 5 miles each time. There are also allotments available for free to those living in the Parish.

Whilst every effort has been made to create accurate information, we would ask that any interested buyers carry out their own due diligence process. The information provided on these particulars, do not form part of any contract. Antony Davis are acting solely for the seller as their estate agent, and are not qualified valuation surveyors.

**TENURE: FREEHOLD**  
**EPC BAND: TBC**  
**COUNCIL TAX BAND: D**  
**LOCAL AUTHORITY: SOUTH CAMBRIDGESHIRE DISTRICT**

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



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