



NINE CHIMNEY'S LANE, BALSHAM



Offers Over: £300,000

We are pleased to offer this good size, detached 3-bedroom bungalow in a secluded and private spot in the popular village of Balsham, southeast of Cambridge.

Features

- ✓ No Onward Chain
- ✓ Village Location
- ✓ Private Location
- ✓ Off-Street Parking
- ✓ Mature Front Garden
- ✓ Garage



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We are pleased to offer this good size, detached 3-bedroom bungalow in a secluded and private spot in the popular village of Balsham, southeast of Cambridge. The property also benefits from a garage.

The bungalow represents fantastic value for money, although it will benefit from being updated.

Nine Chimneys Lane is a quiet road just off the High Street.

As you enter the property onto the private driveway, you are surrounded by mature plants and trees, which creates a great sense of privacy.

Through the entrance porch, leads into a good size entrance hall, with doors leading to:

Lounge/Dining Room: Good size room with windows to rear aspect, and side door leading to the lean-to conservatory.

Kitchen: Range of wall and base units, pantry, large window over-looking the mature front garden. Side door leading to lean to conservatory.

Three good size bedrooms.

Bathroom: Large shower, WC and wash basin. Window with obscure glass to the front aspect.

Outside

The large front garden is a mixture of driveway, grass, mature shrubs and trees. With a wall to the front along with single skin concrete garage. Side gate takes you through to the south westerly rear courtyard garden, which is also where the oil tank is located.

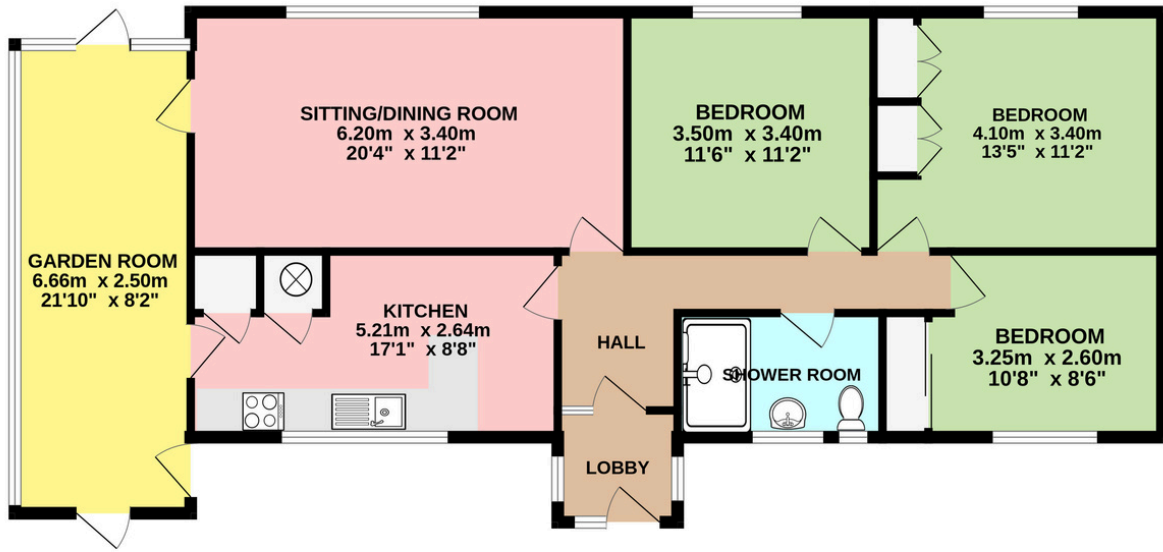
This property is of non-standard construction, so please note that not all High Street Lenders will offer a mortgage, please seek advice.

Balsham

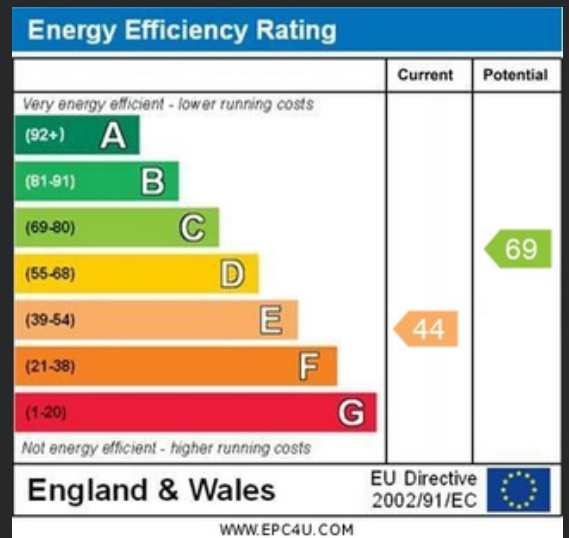
Balsham is a picturesque South East Cambridgeshire Village, local amenities include Post Office, Coffee Shop and 2 public houses, The Bell Inn and The Black Bull Inn. The village lies 10 miles South-East of Cambridge City and has good access to A11/M11 and in to Cambridge. Within the village community, 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.

GROUND FLOOR
102.0 sq.m. (1098 sq.ft.) approx.



TOTAL FLOOR AREA : 102.0 sq.m. (1098 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TOTAL SIZE: 1098 SQFT
TENURE: FREEHOLD
EPC BAND: E
COUNCIL TAX BAND: D
LOCAL AUTHORITY: SOUTH CAMBRIDGESHIRE DISTRICT

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