



High Street, Bassingbourn, SG8 5NE

**CHEFFINS**



## High Street

Bassingbourn,  
SG8 5NE

- No Upward Chain
- Charming Period Home Circa 1650
- Generous Accommodation
- Central Village Location
- Well Connected via Nearby Road and Rail Links

A charming three bedroom terraced cottage constructed circa 1650, located within the heart of this sought after south Cambridgeshire village. The impressive accommodation boasts a wealth of character features including an inglenook fireplace, expose beams and vaulted ceilings extending to 1382 sq. ft. Arranged over two floors.

3 1 2

Guide Price £400,000







## LOCATION

Bassingbourn benefits from having highly regarded schools both primary and a village college there is also a local convenience store, public house/restaurant and coffee shop. Bassingbourn has excellent commuter links by rail from nearby Royston to London Kings Cross and Cambridge and by road via the A505, A10, M11 and the A1/M.

**RECEPTION HALL**

With window to the front aspect, entrance door, stairs to the first floor, light wood flooring, under stairs storage cupboards, open to:

**LOUNGE AREA**

With window to the front aspect, inglenook fireplace, light oak flooring, exposed beams, door to:

**DINING ROOM**

With door to inner hallway, light oak flooring, opening to:

**KITCHEN/BREAKFAST ROOM**

With window to the side and rear aspect, range of base units, oak counter with undermounted butler sink, space and plumbing for slimline dishwasher and washing machine, space for Rangemaster oven, space for fridge freezer, tiled floor, door to the garden.

**INNER HALLWAY**

With window to the side aspect, loft access via hatch, airing cupboard,

storage cupboard, wood effect flooring, door to:

**BATHROOM**

With window to the rear aspect, suite comprising; low level wc with eco flush button, bath with part tiled surround, corner shower with glass and chrome enclosure, pedestal wash basin with chrome mixer tap, tiled floor, chrome heated towel rail.

**FIRST FLOOR****LANDING**

With door to large loft storage room, exposed beams, door to:

**BEDROOM 1**

With window to the side and rear aspect, vaulted ceilings with exposed beams.

**BEDROOM 2**

With window to the front aspect, integral wardrobes, exposed beams.

**BEDROOM 3**

With window to the front aspect,

**OUTSIDE**

The fully enclosed rear garden is part walled and mostly laid to lawn with patio area, a range of feature flowers beds, mature trees and shrubs, external lights, a storage shed and gated rear access.



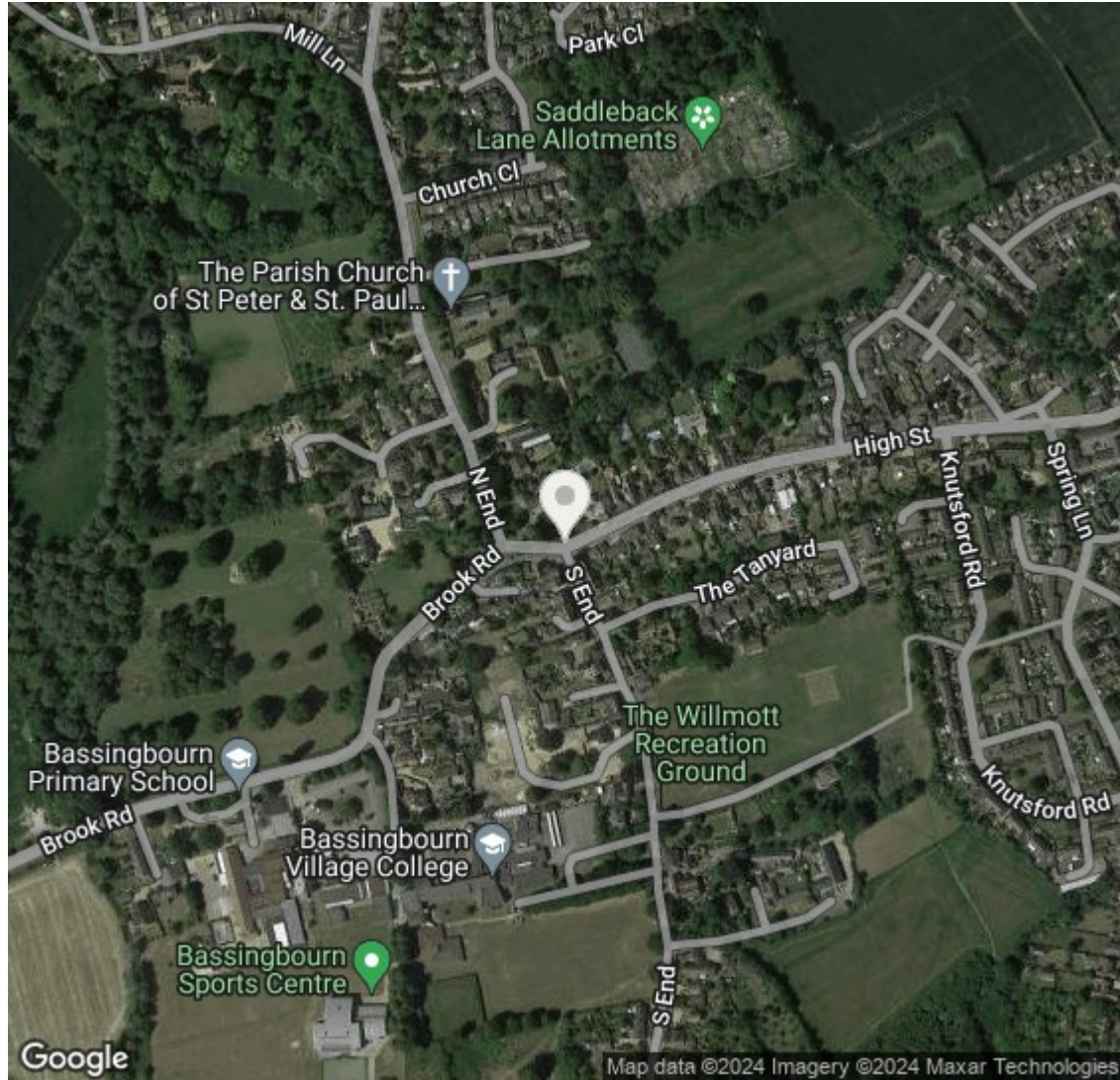




Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>39</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Guide Price £400,000  
 Tenure - Freehold  
 Council Tax Band - C  
 Local Authority - South Cambridgeshire District Council









Approximate Gross Internal Area 1382 sq ft – 128 sq m  
Ground Floor Area 806 sq ft – 74 sq m  
First Floor Area 576 sq ft – 54 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.