



Princes Close, Balsham, CB21 4EE

CHEFFINS

Princes Close

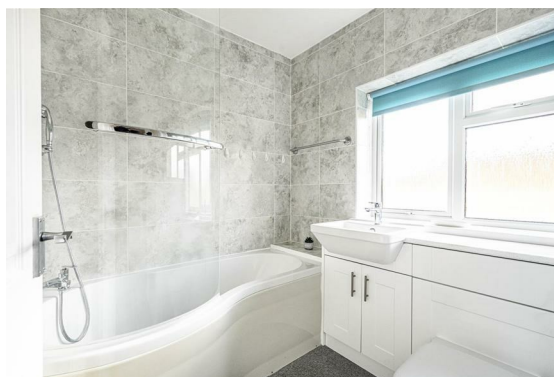
Balsham,
CB21 4EE

An established, sympathetically improved and well-proportioned semi-detached house, together with a delightful enclosed and generous corner plot, plus extensive courtyard style, off-street parking area.

3 1 2

Guide Price £395,000





LOCATION

The property occupies a tucked away position in a popular residential cul-de-sac, just off West Wickham Road and towards the outskirts of this highly sought-after South Cambridgeshire Village, within excellent range of local amenities, including a store/post office, a delicatessen/coffee shop, a primary school, a church, two Inns and a recreation ground. The university city of Cambridge is just 10 miles away and, for the commuter, the village is well placed for access to the M11 motorway, and the nearest mainline stations are Whittlesford, Audley End, and Cambridge.

COVERED PORCH AND ENTRANCE DOOR

to:

ENTRANCE HALL

with staircase leading off to first floor, radiator, recessed area beneath stairs, door to:

LIVING ROOM

with two radiators and two sets of sealed unit double glazed windows to front and rear.

DINING ROOM

with recess with fitted storage cupboards and fuse boxes, radiator, sealed unit double glazed windows to front aspect.

KITCHEN

with inset stainless steel sink unit with hot and cold taps and cupboards beneath, fitted base units comprising work surfaces with cupboards and drawers below, recess with Zanussi electric cooker with oven and 4 point ceramic hob above, range of wall storage cupboards, further worktop with space beneath for appliances and space and plumbing for washing machine, double radiator, sealed unit double glazed windows to rear and side aspect and a large walk-in shelved pantry with sealed unit double glazed window with frosted glass to side aspect, door to:

REAR LOBBY

with sealed unit double glazed door to side aspect which gives access to the paved terrace and gardens.

UTILITY/FREEZER ROOM

with plenty of room for appliances, oil fired boiler, large built-in storage cupboard, door to:

OUTSIDE CLOAKROOM

with low level w.c., sealed unit double glazed window with frosted glass.

ON THE FIRST FLOOR

LANDING

with sealed unit double glazed windows to rear aspect, built-in airing cupboard housing hot water cylinder and trap door to roof space.

BEDROOM 1

with radiator, sealed unit double glazed windows to front aspect and large built-in wardrobe/storage cupboard.

BEDROOM 2

with radiator, sealed unit double glazed windows to front aspect and a large built-in storage area with sealed unit double glazed window to front aspect.

BEDROOM 3

with radiator, sealed unit double glazed windows to side aspect and built-in wardrobe/storage cupboard.

BATHROOM

with white suite comprising bath with wall mounted electric shower unit and handheld shower above, ceramic tiled walls around and glazed shower screen,

vanity style unit with inset wash hand basin with cupboards below, low level w.c., radiator, wall mirror, ceramic tiled walls, sealed unit double glazed windows with frosted glass to rear aspect.

OUTSIDE

To the front of the property there is a garden area laid to lawn with hedgerow to side and an extensive brick paviour courtyard style parking area. There is a gated access to side which leads into the rear garden. There is a generous corner plot to the side and rear of the property which is principally laid to lawn with mature shrubs and there is an oil storage tank set on a concrete plinth. Immediately to the side of the property there is a delightful large paved terrace partly covered by a pergola and there is a detached timber garden storage shed.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(62-68) A		82
(51-61) B		
(39-50) C		64
(29-38) D		
(19-28) E		
(11-18) F		
(1-10) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £395,000

Tenure - Freehold

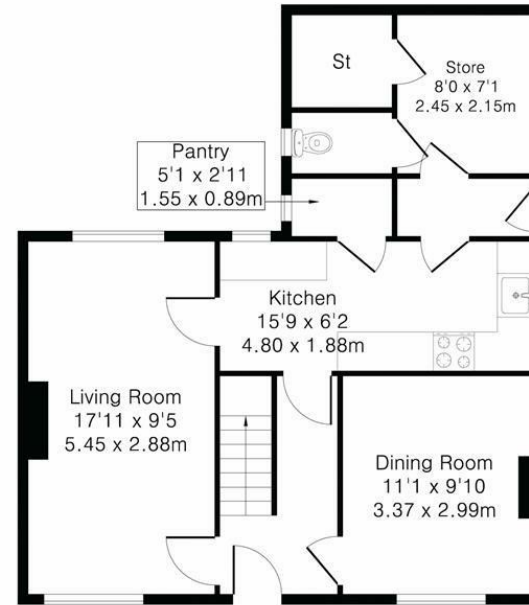
Council Tax Band - C

Local Authority - South Cambridgeshire

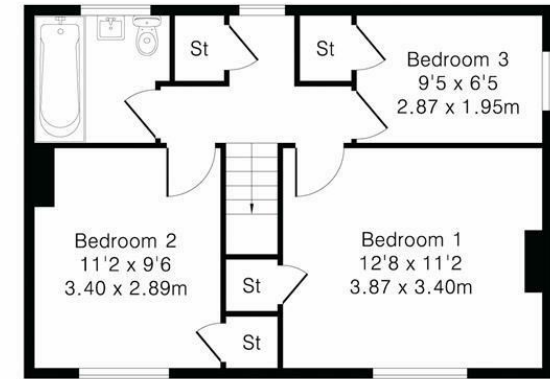
Approximate Gross Internal Area 1064 sq ft - 99 sq m

Ground Floor Area 603 sq ft - 56 sq m

First Floor Area 461 sq ft - 43 sq m



Ground Floor



First Floor



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 practice. 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.



Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | cheffins.co.uk



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.