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## 1 Hay Close, Balsham, Cambridge, CB21 4EJ

An opportunity to purchase a 65% share of this well-proportioned and tastefully finished end of terrace house boasting a large corner-plot, off-street parking and a large outside store, situated in a quiet position in this highly sought-after village, so convenient for access to Cambridge city centre.

Guide Price **£156,000**

- 2 Reception Rooms
- Kitchen
- 2 Bedrooms
- Bathroom
- Enclosed Rear Garden
- Driveway Parking
- Shared Ownership - 65% Share



The popular village of Balsham lies just over 10 miles to the south east of Cambridge, and benefits from an excellent range of local amenities including its own primary school, delicatessen/coffee shop, stores/post office, fine church, two inns and recreation ground. More extensive shopping and schooling facilities are available in the nearby village of Linton and for the commuter there is a train service to London via Whittleford or Audley End, and the M11 motorway access point is at Duxford (Junction 10).

### GLAZED PANELLED ENTRANCE DOOR

leading into:

### ENTRANCE HALLWAY

stairs rising to first floor accommodation, ceiling light, open understairs storage and panelled door leading through to:

### KITCHEN

A well fitted kitchen comprising a range of wall and base mounted storage units with part wooden work surfaces, tiled splashbacks, tiled upstands, soft close drawers and cupboards, inset stainless steel sink with mixer tap and drainer to side, space for inbuilt dishwasher, space for electric oven with extractor fan above, space and plumbing for washing machine, space for fridge/freezer and space for dryer, double glazed window to front aspect. Panelled door leading through to:

### LIVING ROOM

with electric feature fireplace with wooden mantel and hearth, double glazed window to rear aspect, double glazed French doors leading out onto:

### CONSERVATORY

built-in storage with sliding doors, electric radiator, double glazed windows to side and rear, double glazed French doors leading out to garden.

### ON THE FIRST FLOOR

### LANDING

with access to loft, door to airing cupboard housing hot water tank, electric immersion heater.

### MASTER BEDROOM

with built-in wardrobes with fitted shelves and rails, coving, electric radiator, double glazed windows to front aspect.

### BEDROOM 2

with coving, radiator, double glazed window to rear aspect.



## FAMILY BATHROOM

with three piece suite comprising combined bath and shower unit with mounted wall shower, low level w.c. with dual hand flush, wash hand basin, hot and cold taps, tiled surround and tiled upstands, fitted shelves and storage cupboard, towel rail and extractor fan, electric heater, double glazed windows to rear aspect.

## OUTSIDE

Small raised decked area to the rear, the remainder principally laid to lawn with mature hedge and border as well as lovely maintained flower beds.

To the front of the property there is a concrete driveway leading to the property as well as a small front garden laid to lawn with a paved walkway leading to the front door. Secure gated side access as well as a large timber outbuilding which is currently used for storage.

## AGENTS' NOTES

The property is being sold on a shared ownership basis, with 65% available to purchase. It is possible to staircase up to 80%. Further information is available upon request.

The tenure of the property is leasehold held on a term of 125 years, commencing in 1992 (96 years remaining).

There is a ground rent £185.94 per month and a service charge of £90.76 which is paid yearly. The service charge includes maintenance of communal areas, electricity and gardening.



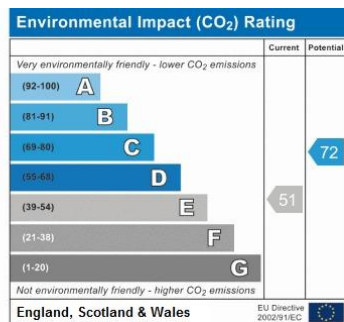
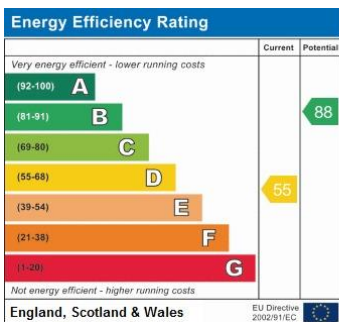


Approx. gross internal floor area 73 sqm (800 sqft)

Not to scale, for guidance purposes only

### Energy Rating

The graphs below show the property's Energy Efficiency and Environmental Impact Ratings.



### Council Tax Band: C

#### Special Notes

- As the sellers agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
- No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
- Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
- Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
- All dimensions are approximate and floor plans are for general guidance and are not to scale.
- Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask us or seek professional verification.
- These Sales Particulars do not constitute a contract or part of a contract.