



JAMIE WARNER
— ESTATE AGENTS —



26 Bartons Close, Balsham, Cambridge, CB21 4EA

Guide Price £262,500

- Two Bedrooms
- Spacious Sitting Room
- Attractive Fitted Kitchen
- Conservatory
- Low-Maintenance Rear Garden
- Off-Road Parking
- Great Position Overlooking A Green

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26 Bartons Close, Cambridge CB21 4EA

A well presented single storey home that has been beautifully presented and modernised throughout. The home offers versatile accommodation and also benefits from an off street parking and an attractive enclosed rear garden. The property occupies a lovely position adjacent to an open green area in a popular and established cul- de-sac in this highly sought after south Cambridgeshire village of Balsham.



Council Tax Band:



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Balsham provides an excellent range of local amenities including a village store/ post office, delicatessen and coffee shop, primary school, fine church, two inns and a recreation ground with children's play area and village hall adjacent. The university city of Cambridge is just 10 miles away and for the commuter the village is so well placed for access to the M11 motorway and main line stations at Whittlesford and Audley End.

ENTRANCE PORCH

Tiled floor and triple aspect windows and door leading to:

SITTING ROOM

Feature stone fireplace with electric coal effect fire inset and a marble hearth, windows to side. bay window to front, two electric storage heaters, door to:

INNER HALL

Built-in shelved storage cupboard and trap door and loft ladder leading to roof space, door to:

KITCHEN

refitted with range of attractive units comprising an inset sink unit with mixer taps and cupboard below, base units comprising work surfaces with cupboards and drawers below, space for cooker with extractor cooker hood over, integrated fridge and freezer, wall storage cupboards, upright shelved larder cupboard, space and plumbing for washing machine, tiled floor, electric storage heater, window to side aspect overlooking open green area and door to:

CONSERVATORY

Electric wall mounted heater, double glazed windows to side and rear aspect overlooking the enclosed garden, windows with frosted glass to the other side aspect, double glazed door leading to pathway and rear garden and French doors leading to the rear garden.

STUDY/BEDROOM 2

Built-in storage cupboard with two clothes rails, electric storage heater and door leading through to Inner Hall and door off to the conservatory.

BEDROOM 1

Window to front aspect.

BATHROOM

Comprising a white suite with low level w.c., pedestal wash hand basin, tiled surround and shower cubicle with glazed door.

OUTSIDE

To the front of the property there is an generous pebble stone garden with low retaining wall and an array of shrubs and rose bushes, access to a paved courtyard style driveway/parking area.

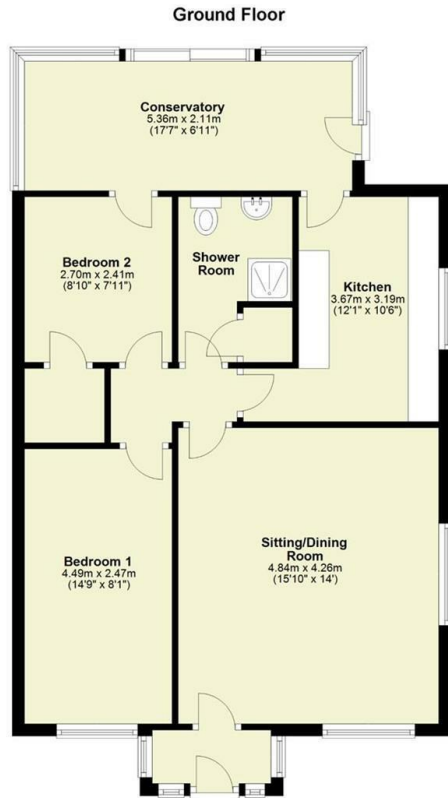
To the rear of the property there is an attractive paved enclosed garden with a large garden store and further shelved garden store and a second garden store set into one side of the garden. Greenhouse opposite and well stocked borders to side with a great variety of shrubs.

Council Tax Band - C

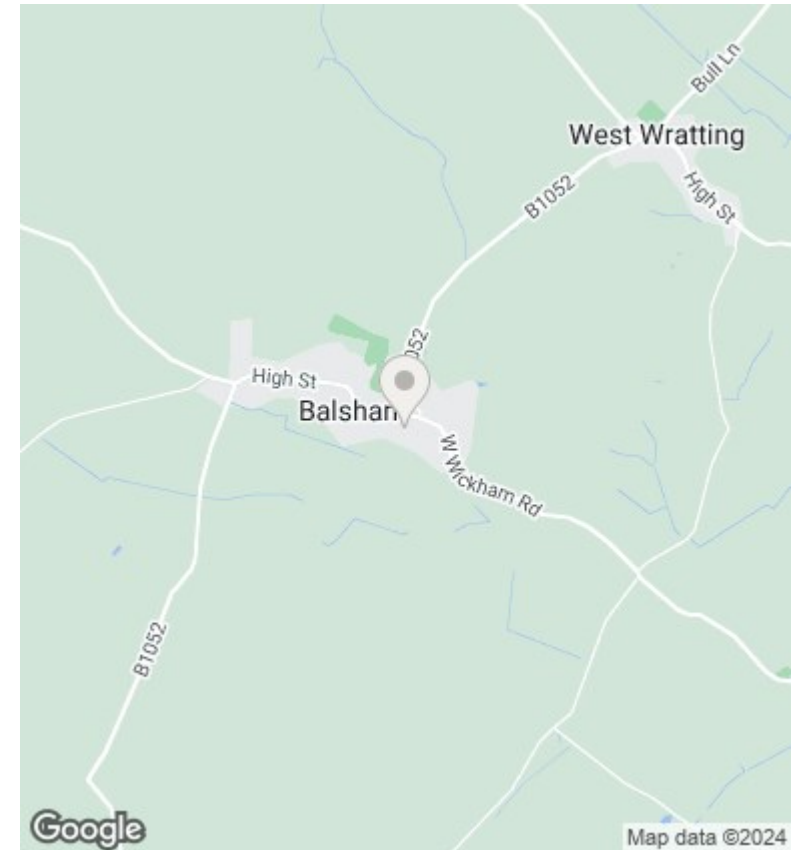
Local Authority - South Cambridgeshire







Approx. gross internal floor area 72 sqm (775 sqft)



Directions

Viewings

Viewings by arrangement only. Call 01440 712221 to make an appointment.

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	