

# Balmforth

Estate Agents, Valuers & Letting Agents



12 High Street

Cambridge, CB21 4RY

Asking Price £475,000





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## GROUND FLOOR

### Entrance Hall

Inset lighting to ceiling. Window. Under-stairs storage cupboard. Radiator. Door to-

### WC

Double glazed obscured window. Part panelled walls. Ladder style radiator. Fitted matching suite comprising low level basin and wc.

### Utility Room

Inset lighting. Double glazed window. Stainless steel sink. Plumbing for washing machine. Laminate flooring. Radiator. Door to carport.

### 'L-shape' kitchen

14'6" x 13'8" overall (4.42 x 4.17 overall)

Inset ceiling lights. Laminate 'wood effect' flooring. Part tiled walls. Double glazed double doors to conservatory. Cream units with black speckled worktops. Breakfast bar including drawers. Radiator. Cupboard housing oil fired boiler serving hot water and central heating. Arched door opening to-

### Dining Room

10'7" x 6'2" (3.25 x 1.88)

Velux window. French doors with immediate access to patio area in garden. Radiator. Laminate 'wood effect' flooring. Folding door to-

### Living Room

21'3" x 12'4" (6.5 x 3.76)

Coved ceilings. Radiator. Brick fireplace with multi fuel burner. Radiators. Dual aspect lighting.

### Conservatory

9'5" x 8'11" overall (2.89 x 2.74 overall)

French doors with immediate access to garden. Fully double glazed. Access to kitchen. Ceramic tiled flooring.

## FIRST FLOOR

Landing with carpet flooring. Window. Airing cupboard housing immersion tank. Doors to-

### Master bedroom

13'3" x 10'9" (4.04 x 3.3)

Window. Radiator. Built in wardrobes. Carpet flooring. Arch through to-

### En-suite shower room

Part tiled walls. Hand wash basin. Triton shower in cubicle. Extractor fan. Radiator.

### Bedroom two

12'4" x 7'6" (3.76 x 2.31)

Window. Radiator. Carpet flooring.

### Bedroom three

12'2" x 7'6" (3.73 x 2.29)

Window. Radiator. Carpet flooring.

### Bedroom four

10'0" x 6'9" (3.07 x 2.08)

Window. Radiator. Carpet flooring.

### Family bathroom

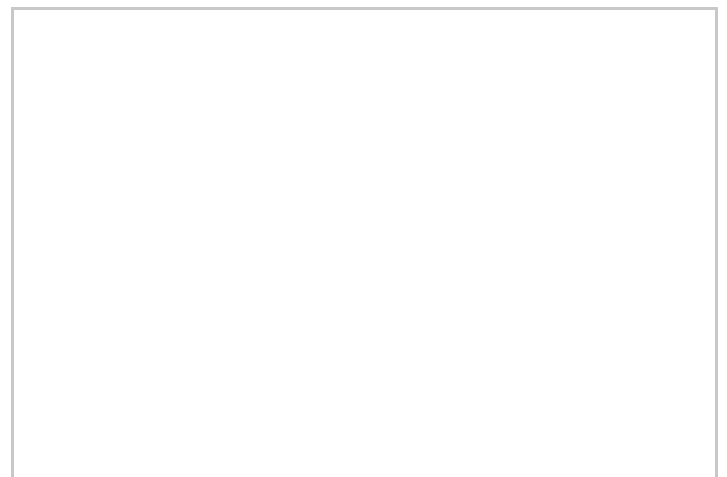
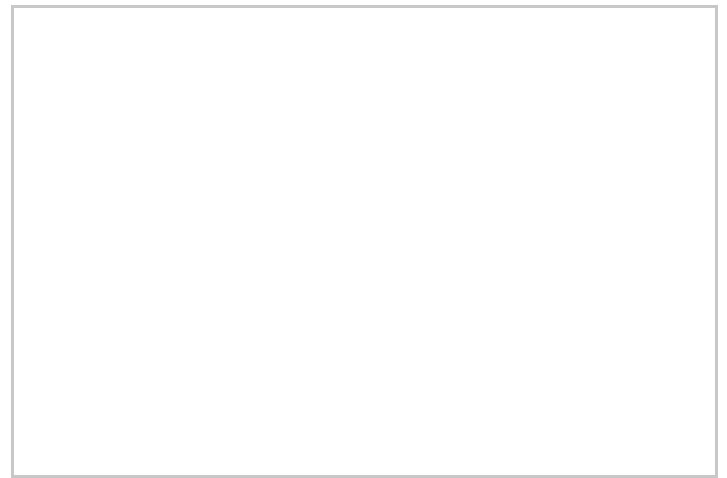
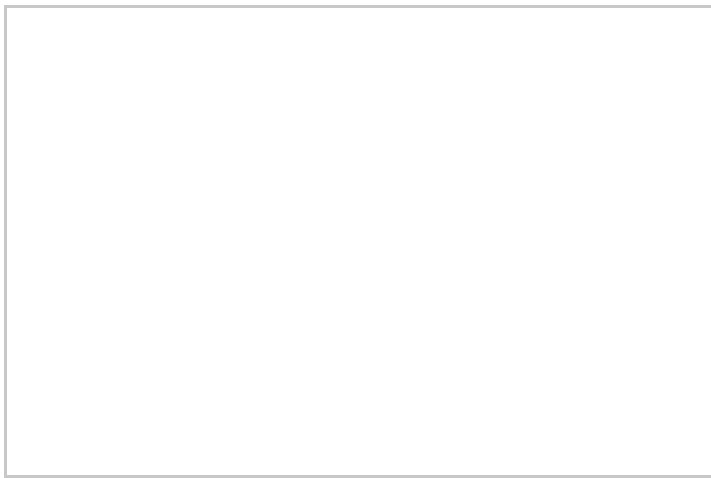
Window. Two towel radiators. Part panelled and tiled walls. Large wall mirror. Fitted egg shell blue cabinets. Hand basin. Cubicle shower with folding door. Wall mounted electric heater. 'Wood effect' laminate flooring.

## OUTSIDE

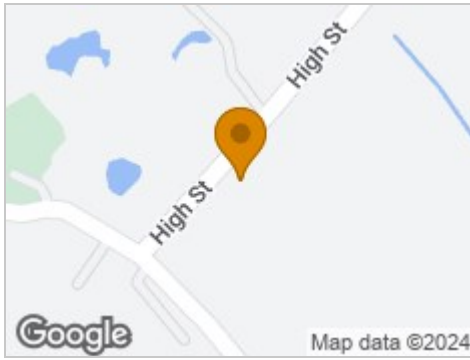
Front garden is laid to a shingle drive accommodating up to 5 cars. Car port with immediate access to detached garage through up and over door. Garage has light and power. Flower and shrub borders. Side gate leading to enclosed oil tank. Rear of the property provides two patio areas. Rear pedestrian access to garage. Fully enclosed garden. Exterior lighting. Rest laid to regularly maintained grass.

## WEST WICKHAM

West Wickham is a picturesque village in South Cambridgeshire, England, 10 miles south-east of Cambridge on the border with Suffolk. Boasting a village hall and recreation ground as well as a post office also operates once a week from the village hall. This lovely area provides a great sense of community and extensive countryside views perfect for those looking for a peaceful reside.



## Road Map



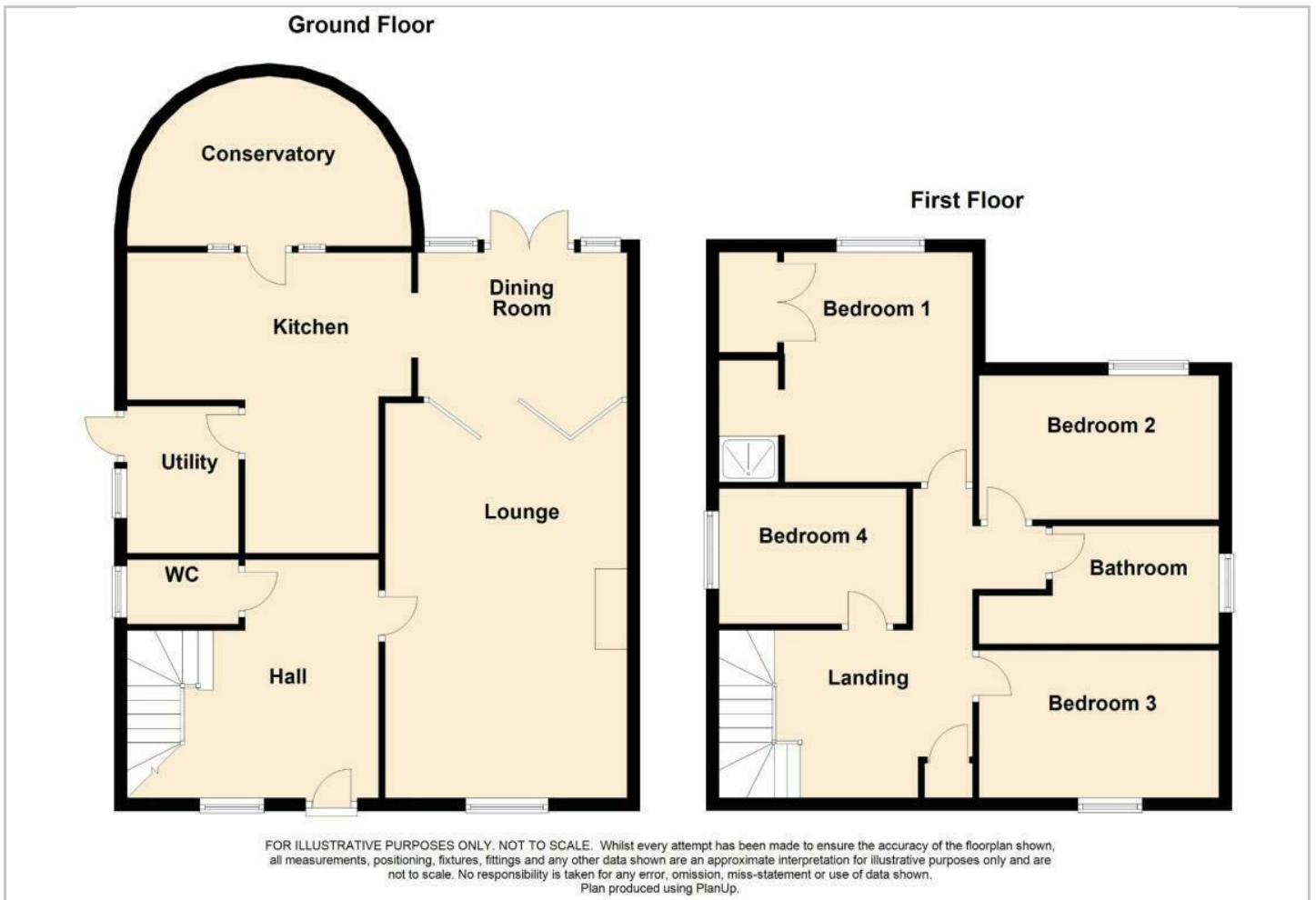
## Hybrid Map



## Terrain Map



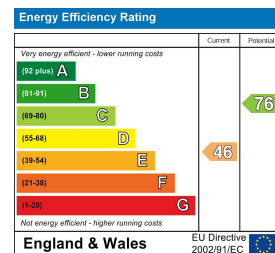
## Floor Plan



## Viewing

Please contact our office on 01440 707976 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.