



High Street, Bassingbourn, SG8 5LF

welcome to

High Street, Bassingbourn

A spacious detached character 4 bedrooms cottage situated towards the centre of this sought-after village location. To the outside there is a lovely courtyard garden and detached garage. Offered with no upward chain, viewing is recommended at the earliest opportunity.



Covered Entrance

Dining Room

17' 9" max x 9' 2" (5.41m max x 2.79m)

Chimney breast which has now been made into a feature with recesses to either side, parquet flooring, stairs to first floor, triple glazed sash window to front.

Lounge

18' 3" x 13' 3" (5.56m x 4.04m)

Feature multi fuel wood burner, fitted seating and work station, triple aspect room with triple glazed window.

Kitchen

17' 2" max x 8' 11" max (5.23m max x 2.72m max)

Lovely farmhouse style kitchen with sink with mixer taps with work surface surrounds, range of base units, space and plumbing for automatic washing machine and dishwasher, space for large American fridge/freezer and electric oven, twin sash windows to rear.

High temperature model air source heat pump boiler installed in 2021 which attracts 7 years RHEI rebate of £321/quarter.

Rear Porch

Access from the kitchen, radiator, door to cloakroom.

Cloak Room

Suite comprising low flush w/c, wash hand basin, radiator, window to rear.

Staircase To First Floor

From dining room to first floor landing.

Bedroom 1

13' 8" max x 9' 5" max (4.17m max x 2.87m max)

Solid Oakwood flooring, triple glazed sash window to front, radiator.

Bedroom 2

13' 2" max x 11' 2" max (4.01m max x 3.40m max)

Solid Oakwood flooring, radiator, triple glazed sash windows to front.

Bedroom 3

10' 1" x 8' 9" (3.07m x 2.67m)

Solid Oakwood flooring, radiator, hatch to boarded loft storage with ladder access, triple glazed sash windows to rear.

Bedroom 4

9' 10" max x 6' 8" max (3.00m max x 2.03m max)

Solid Oakwood flooring, radiator, triple glazed window to side.

Family Bathroom

Suite comprising bath with mixer taps and shower over, wall and floor tiling, low flush w/c, wash hand basin set into vanity unit, heated towel rail, obscure triple glazed window to rear.

Outside

To the rear of the property there is a particularly lovely landscaped garden which is predominantly paved with shingle areas with inset bricks. Throughout the garden there are a variety of shrubs and there is a fence surround for privacy.

Garage

Single garage to the rear of the property. There is also a leased double parking bay with 7kW electric car charger



view this property online williamhbrown.co.uk/Property/RYN109600



welcome to

High Street, Bassingbourn

- A spacious and well-presented detached character cottage.
- Highly sought-after village location.
- 4 good sized bedrooms.
- Spacious lounge and dining rooms.
- Good-sized kitchen and ground floor cloak room.

Tenure: Freehold EPC Rating: E

£525,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RYN109600



Property Ref:
RYN109600 - 0015

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01763 242988



royston@williamhbrown.co.uk



54A High Street, ROYSTON, Hertfordshire, SG8 9AW



williamhbrown.co.uk