



**Butterfield Drive, Basingbourn, SG8 5FL**

**welcome to**

**Butterfield Drive, Bassingbourn**

A particularly spacious and well-presented 2 double bedroom mid-terrace family home representing a 50% share, viewing of this property is highly recommended.



### **Door To Entrance Lobby**

Doors off to entrance hall and cloakroom.

### **Cloakroom**

Suite comprising low flush WC, wash hand basin, double glazed window to front.

### **Entrance Hall**

Spacious entrance hall with large understairs cupboard and turning staircase to first floor landing.

### **Lounge**

17' 3" max x 14' 6" max ( 5.26m max x 4.42m max )

Double glazed feature to window and double glazed door to rear.

### **Kitchen**

10' 10" x 9' 3" ( 3.30m x 2.82m )

Lovely fitted kitchen comprising built in oven and hob with extractor hob, sink with mixer taps and work surface surrounds, range of base and wall units, space and plumbing for automatic washing machine and dishwasher, double glazed window to front, sunken ceiling lights.

### **First Floor Landing**

Large built in cupboard.

### **Bedroom One**

12' 3" max x 11' 1" max ( 3.73m max x 3.38m max )

Built in wardrobes to one wall. Double glazed window to front. Double glazed double doors to Juliet balcony.

### **Bedroom Two**

12' 2" x 9' 3" ( 3.71m x 2.82m )

Double glazed window to rear.

### **Bathroom**

Suite comprising bath with separate shower over, low flush WC, wash hand basin, double glazed window to rear.

### **Outside**

#### **Rear Garden**

Lovely secluded landscaped rear garden with artificial lawn leading to a large paved terrace with wooden storage shed and fence surrounds.

#### **Parking**

Allocated parking space for one car to the front of the property.

#### **Agents Note**

Available for £170,000 for 50% share based on the marketing figure of £340,000.

Monthly rent- £323.98

Monthly service charge- £89.19

Total monthly charge- £413.17 plus mortgage required for 50% share.



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## Butterfield Drive, Bassingbourn

- Spacious and well-presented mid-terrace family home in sought-after village location.
- Price shown represents a 50% share.
- 2 double bedrooms.
- Large lounge/diner and separate kitchen.
- Landscaped secluded rear garden.

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 413.17

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RYN110198 - 0004

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