



Elm Tree Drive, Bassingbourn, SG8 5LU

welcome to

Elm Tree Drive, Bassingbourn

An opportunity to purchase a spacious extended 3 bedroom semi-detached family home with large lounge/diner and separate fitted kitchen, south facing enclosed rear garden, and generous off-road parking. Offered with no upward chain, viewing is highly recommended.



Agents Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential time frames involved.

Door To Entrance Porch

Spacious entrance hall with radiator, double glazed window to side, double doors to hall way.

Hallway

Stairs off to first floor landing with understairs cupboard. Wall radiator. Radiator. Double glazed window to side. Doors to:

Lounge/Diner

11' 2" x 22' 9" (3.40m x 6.93m)
Spacious lounge/diner with feature gas fire place, radiator, double glazed window to front.

Ground Floor W/C

Comprising low flush WC, wash hand basin, part tiled walls, double glazed window to side.

Kitchen/Breakfast Room

16' 9" x 12' 7" (5.11m x 3.84m)
Lovely large fitted kitchen comprising 1 1/2 bowl sink unit with mixer taps and work surface surrounds, built in oven and hob with extractor over, generous range of base and wall units, space for large fridge/freezer, breakfast bar with storage, space and plumbing for automatic washing machine and tumble dryer, part tiled walls, recess lighting, wall heater, double glazed windows and door to side.

First Floor Landing

Double glazed window to front. Hatch to loft. Built in cupboard.

Bedroom One

10' 3" x 14' 11" (3.12m x 4.55m)
Radiator. Double glazed window to rear.

Bedroom Two

11' 3" x 9' 11" (3.43m x 3.02m)
Radiator. Double glazed window to front.

Bedroom Three

19' 6" x 7' 5" max (5.94m x 2.26m max)
Double glazed window to rear and side. Two radiators. The room is currently split into two with it currently being used as a study but could be used as one whole bedroom

Bathroom

Suite comprising bath, shower cubicle, low flush WC, wash hand basin, fully tiled walls, heated towel radiators.

Outside

Rear Garden

There is a lovely landscaped south facing enclosed rear garden with paved patio area and a raised timber decking seating area, lawned area, fence surrounds, double gated side access.

Garage

There is access to the detached garage to the rear with power and light, twin doors, window to side.

Parking

To the front of the property there is a driveway providing generous off-road parking.



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welcome to

Elm Tree Drive, Bassingbourn

- Spacious extended semi-detached family home in sought-after location.
- No upward chain.
- 3 double bedrooms.
- Spacious lounge/diner.
- Lovely fitted kitchen/breakfast room.

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£425,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN110258 - 0008

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.

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