



Hay Close, Balsham, CB21 4EJ

CHEFFINS

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Balsham,
CB21 4EJ

A wonderful two bedroom Shared ownership property offering a private cul de sac location within the popular village of Balsham. The property benefits from many fine features including a spacious lounge /dining room pleasant rear garden and allocated parking. Offered for sale with no onward chain. (EPC Rating D)

LOCATION

Balsham lies approximately 7 miles from the thriving market town of Haverhill, 10 miles south east of Cambridge and is 10 miles equidistant from Newmarket and Saffron Walden. The village offers its own primary school, family butcher, fine church, two inns and recreation ground with children's play area adjacent. More extensive shopping and schooling facilities are available in the nearby village of Linton and for the commuter there is a train service to London via Whittlesford or Audley End, and the M11 motorway access point is at Duxford (Junction 10).

2 1 1

Guide Price £166,500





GROUND FLOOR

ENTRANCE HALL Electric storage heater, stairs, door to:

LOUNGE/DINER 4.79m x 3.75m (15'8" x 12'4") max. Window to rear, electric storage heater, sliding door to Conservatory, door to under stairs storage cupboard.

CONSERVATORY PVCu construction with polycarbonate roof, double doors to garden.

KITCHEN 3.62m x 1.92m (11'10" x 6'4") Fitted with a matching range of base and eye level units with worktop space over, plumbing for washing machine, space for fridge/freezer, electric oven, four ring electric hob, window to front.

FIRST FLOOR

LANDING Door to:

BEDROOM 1 3.75m x 3.02m (12'4" x 9'11") Window to rear, electric heater.

BEDROOM 2 3.30m x 2.72m (10'10" x 8'11") Window to front, electric heater, double door to wardrobe, door to airing cupboard.

SHOWER ROOM Fitted with three piece suite comprising shower enclosure, wash hand basin, low-level WC and extractor fan.

OUTSIDE The property has a pleasant rear garden which is un-overlooked and enclosed

by timber fencing with rear access gate.

AGENTS NOTE - For more information on this property, please refer to the Material Information brochure that can be found on our website.

The property is being sold on a shared ownership basis, with 77% available for purchase. The ground rent is £112.60 per month covering maintenance of communal areas.

Shared Ownership - £180,950 representing 77% of open market value of £235,000.

Length of Lease - The property will be sold with a new 125 year shared ownership lease, which the vendors are dealing with and will be completed at the same time as completion of the sale.

VIEWINGS By appointment through the selling agents

Special Notes - 1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.



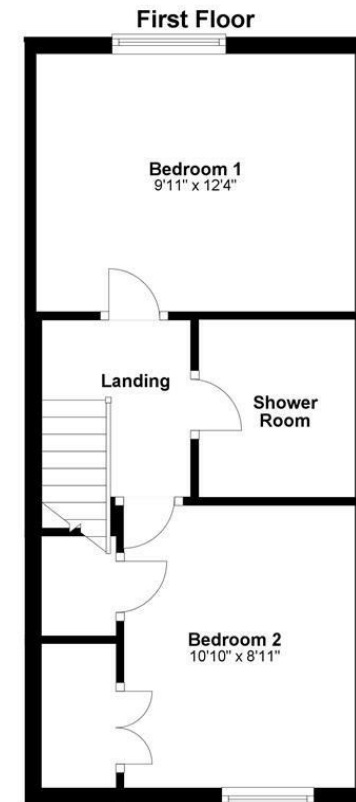
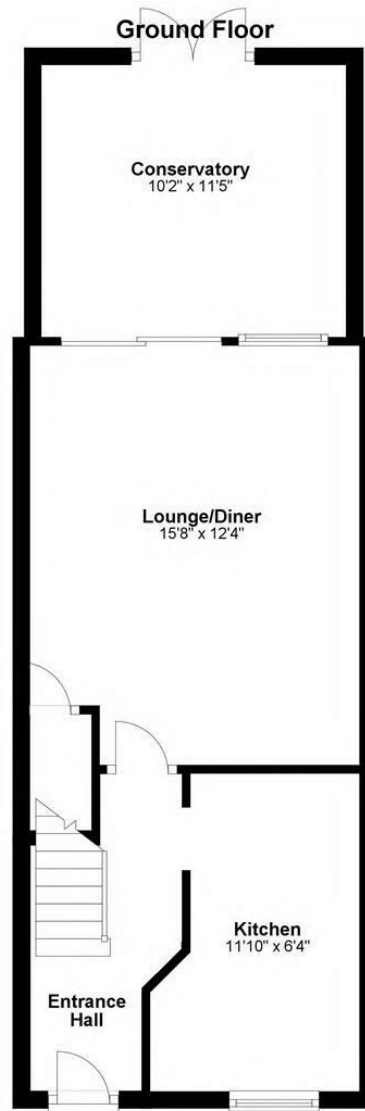
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £166,500

Tenure - Leasehold

Council Tax Band - B

Local Authority - South Cambs



27A High Street, Haverhill, CB9 8AD | 01440 707076 | cheffins.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.