



**North End, Bassingbourn, SG8 5PD**



**welcome to**

## **North End, Basingstoun**

A deceptively spacious extended semi-detached bungalow with 2 double bedrooms and located within this sought-after village location. Offered with no upward chain, this property should be viewed at the earliest opportunity.



### **Door To Entrance Hall**

Radiator. Cupboard housing boiler.

the utility/store.

Further off-road parking for a number of vehicles.

### **Lounge**

15' 6" x 11' ( 4.72m x 3.35m )

Feature fireplace. Radiator. Double glazed window to front.

### **Sitting Room**

14' 2" x 13' 2" narrowing to 8' ( 4.32m x 4.01m narrowing to 2.44m )

Radiator. Sliding double glazed doors to rear garden. Double glazed door to rear.

### **Kitchen**

10' 6" x 9' 9" ( 3.20m x 2.97m )

Fitted kitchen comprising built in oven and hob, sink with mixer taps and work surface surrounds, range of base and wall units, breakfast bar, double glazed window to front, arch to utility area, door to front to the store (formally part of the garage) and to the sitting room.

### **Utility Area**

8' 2" x 6' ( 2.49m x 1.83m )

### **Bedroom One**

13' x 10' ( 3.96m x 3.05m )

Plus depth of wardrobes to one wall. Radiator. Double glazed window to rear.

### **Bedroom Two**

10' x 9' 6" ( 3.05m x 2.90m )

Radiator. Double glazed window to rear.

### **Bathroom**

Suite comprising shower cubicle, low flush WC, wash hand basin, radiator, wall tiling, window to side.

### **Outside**

#### **Rear Garden**

Patio area leads to a large lawned area.

### **Garage**

12' 8" x 10' ( 3.86m x 3.05m )

The remainder of the garage is separated to provide



***view this property online*** [williamhbrown.co.uk/Property/RYN110259](http://williamhbrown.co.uk/Property/RYN110259)



**welcome to**

## **North End, Bassingbourn**

- Spacious extended semi-detached bungalow in sought-after location.
- No upward chain.
- 2 double bedrooms.
- Separate lounge and sitting rooms.
- Fitted kitchen and separate utility/store area.

Tenure: Freehold EPC Rating: F

Council Tax Band: C

**£390,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/RYN110259](http://williamhbrown.co.uk/Property/RYN110259)



Property Ref:  
RYN110259 - 0006

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](mailto:royston@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**