



Bush & Co.



## 8 The Rookery, Balsham, Cambridge, CB21 4EU

Guide Price £435,000 Freehold



Energy Rating Band C

Balsham is a popular village located around 10 miles southeast of Cambridge and approximately 10 miles from Newmarket. There is a thriving community with active leisure and sporting activities, as well as a post office and store, a coffee shop and two public houses. There is primary and nursery schooling within the village itself, and secondary schooling is provided at the nearby and well-regarded Linton Village College.

Accommodation in detail;

Ground floor. UPVC double-glazed front door to entrance porch with door to entrance hall, with stairs to first floor, hard flooring and radiator. Cloakroom with hand basin, WC and radiator.

Sitting room with large picture window, modern inset fireplace with slate hearth, plantation shutters and radiator. Kitchen/dining room with double-glazed patio doors to the rear garden, a one-and-a-half sink unit with a range of wall and base units, plumbing for dishwasher, electric hob and oven, island unit, exposed ceiling beams and hard flooring. Utility with storage and plumbing for a washing machine and space for a tumble dryer.

First-floor landing with access to loft space. 2 decent sized double bedrooms, a single bedroom with a fitted bed platform. Stunning bathroom with modern suite including panel bath, hand basin, WC, shower cubicle, tiled flooring and surround and towel rail.

Outside is a good-sized front garden with off-street parking and covered side access to the rear garden. The rear garden is enclosed with timber fencing, lawn and a terrace area, also with an air source heat pump.

Tenure: Freehold.

Services; Mains water, drainage, and electricity. Hot water and central heating via an air source heat pump.

Council Tax; Band D



## Exceptional service in Cambridge and the surrounding villages

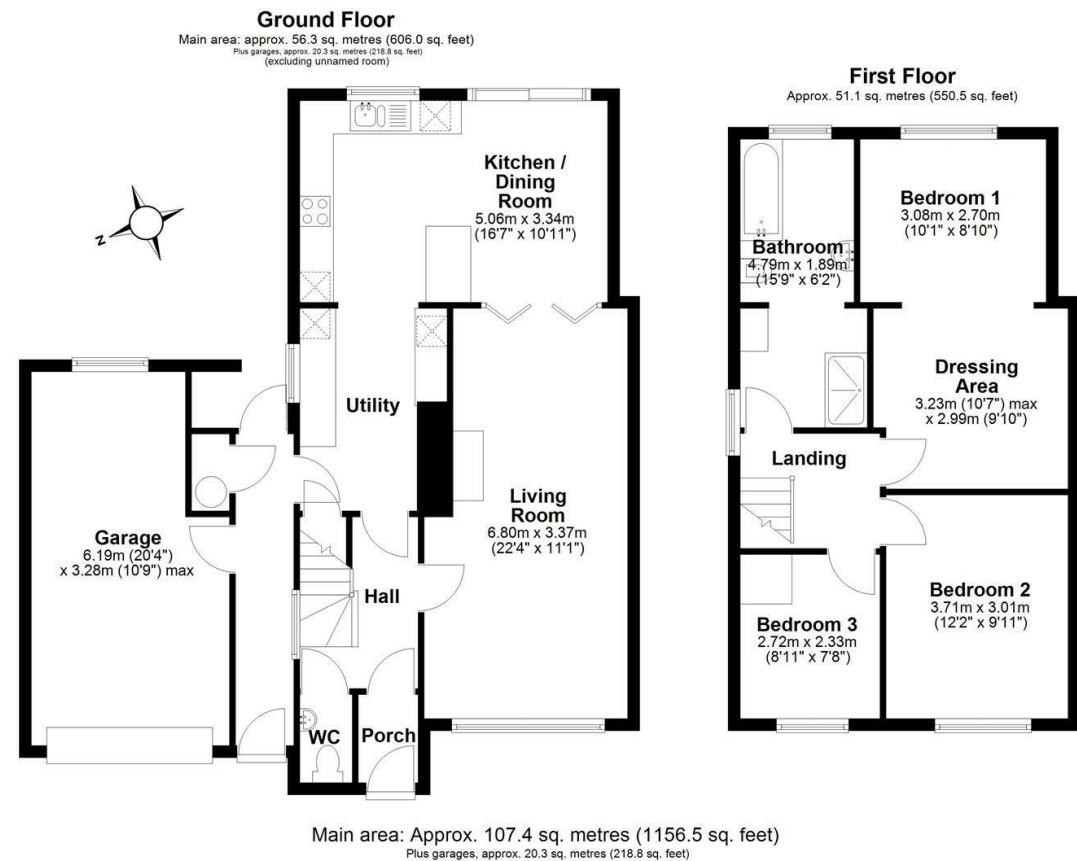
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Established. Independent. Passionate



## Further Information

Tenure - Freehold

Council Tax - Band D

Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By Appointment

169 Mill Road

Cambridge

Cambridgeshire

CB1 3AN

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