



**Cardiff Place, Bassingbourn, SG8 5LR**

**welcome to**

**Cardiff Place, Bassingbourn**

A much improved and immaculately presented 2 double bedroom semi-detached family home benefiting from an air source heat pump, solar panels, views over open farmland and garage located in a nearby block. Viewing is highly recommended,



## **Entrance Hall**

### **Lounge**

15' x 10' 11" ( 4.57m x 3.33m )

Lovely dual aspect room with feature fireplace and inset multi-fuel burning stove, radiator, double glazed windows to front and rear.

### **Kitchen/Dining Room**

19' 2" x 10' 1" ( 5.84m x 3.07m )

Superb re-fitted kitchen with built in oven and hob with extractor hood over, sink with mixer taps and work surface surrounds, range of base and wall units, space and plumbing for automatic washing machine, double glazed windows to front and rear, wall and floor tiling.

### **Staircase To First Floor**

#### **First Floor Landing**

Hatch to loft. Built in storage cupboards. Double glazed window to rear.

### **Bedroom One**

15' x 11' 2" ( 4.57m x 3.40m )

Fitted wardrobes to one wall. Radiator. Airing cupboard. Double glazed window to front.

### **Bedroom Two**

11' 5" x 10' ( 3.48m x 3.05m )

Built in wardrobes. Radiator. Double glazed window to front.

### **Bathroom**

Lovely re-fitted bathroom suite comprising large walk-in shower, low flush W/C, wash hand basin set into vanity unit, wall tiling, double glazed window to rear and heated towel radiator.

### **Outside**

#### **Rear Garden**

There is a lovely enclosed landscaped rear garden with shaped lawn leading to borders with raised beds. In addition there are storage sheds, fence surround, and gate for side access. To the side of the property there is a screened air source heat pump.

### **Garage**

There is a single garage located in a nearby block.

### **Agents Note**

There is a management fee of £54.80/per month payable to Encore Estate Management.



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## Cardiff Place, Bassingbourn

- Immaculately presented semi-detached home with views over open farmland.
- Lovely dual aspect lounge.
- Dual aspect kitchen/diner.
- Air source heat pump and solar panels.
- Two double bedrooms.

Tenure: Freehold EPC Rating: C

Council Tax Band: B

**£330,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RYN110579 - 0002

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