

Bush & Co.

8 The Rookery, Balsham, Cambridge

3 2 1 C








G&A



Guide Price £405,000 Freehold

About the Property

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

Property Highlights

- Spacious well presented semi detached family home
- 3 bedrooms
- Stunning modern bathroom
- Double glazed windows.
- Air source heat pump
- Sitting room with fire place
- Kitchen/dining room
- Off street parking and garage
- Located off the High street
- Popular Village

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







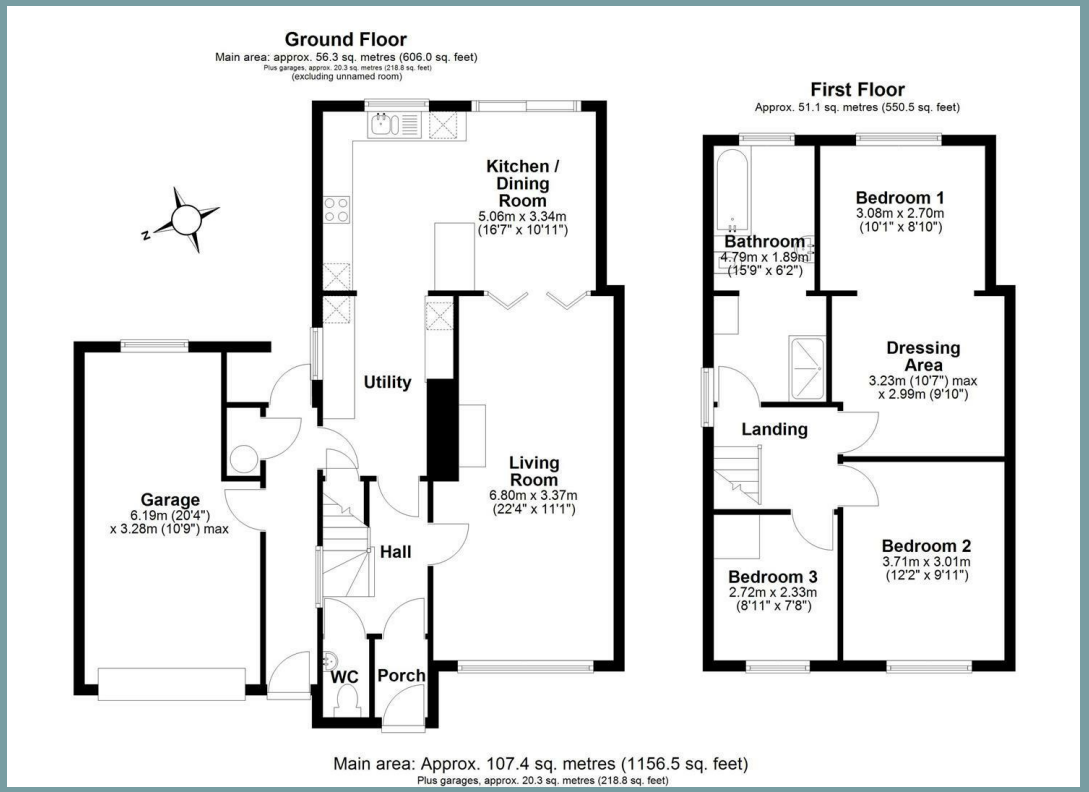





Topps

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Exceptional service in Cambridge and the surrounding villages

At Bush & Co, our greatest source of pride is the high level of customer satisfaction we consistently achieve, as evidenced by the glowing reviews and referrals from our clients, who often recommend us to their family, friends, neighbours and colleagues.

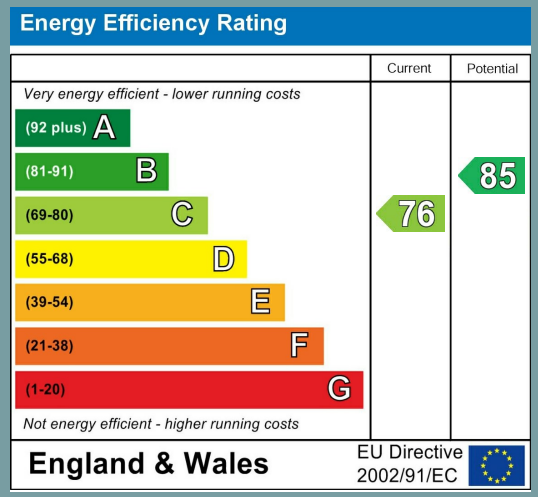
- Honest valuations with a true market assessment
- Bespoke individual marketing
- Premium and featured listing status
- Dedicated sales progression
- Social media campaigns
- Professional photography and media tours

Contact us for a free valuation of your property

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169 Mill Road, Cambridge, CB1 3AN

01223 246 262
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The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate and floor plans are for general guidance and are not to scale. These sales particulars do not constitute a contract or part of a contract.