



Nine

9 Fox Road, Balsham, Cambridge, CB21 4EZ
Guide Price £475,000 Freehold



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A DETACHED 1960S TIMBER FRAMED (COLT HOUSE) GENEROUSLY PROPORTIONED SET WITHIN MATURE AND PRIVATE GARDENS WITH FAR REACHING COUNTRYSIDE VIEWS AND SET WITHIN THIS HIGHLY SOUGHT AFTER VILLAGE.

- Detached bungalow
- 1450 Sqft / 134 Sqm
- Constructed in the 1960s
- Oil fired central heating to radiators
- Council tax band - F
- 3 beds, 2 baths, 2 recepts
- 0.04 acres
- Off road parking and garage
- EPC - D / 56
- Chain free

The property, "a Colt house", was built in the 1960's of timber frame construction with rendered elevations under a pitch tiled roof and set within mature gardens with off road parking and garage. The property enjoys a tranquil no through road position with far reaching undulating countryside views to the rear and wonderful country walks all on the doorstep.

The accommodation comprises a welcoming reception with fitted storage cupboard and airing cupboard plus a wet room just off. Off the inner hallway are three good sized bedrooms and a family bathroom. The property boasts two reception rooms including a large open plan sitting/dining room with open fireplace and garden and countryside views to the rear. There is a family room which has, in the past, has been utilised as a separate dining room and occasionally a fourth bedroom. The kitchen is fitted with attractive cabinetry, ample fitted work surfaces with pull out larder and corner carousel plus a four ring ceramic hob, double oven, extractor, built in washing machine, tumble dryer plus space for a dishwasher and fridge/freezer. Off the rear lobby is a generous walk in storage cupboard and a cloakroom/WC, plus a door to the rear garden.

A driveway provides off road parking and leads to the detached garage with electric up an over door, power and light connected. There are lawned gardens to the front, side and rear with well stocked flower and shrub borders and beds, a selection of trees and bushes, a green house and timber shed and all enjoying wonderful countryside views to the rear.

Location

Balsham is a select village lying amidst undulating countryside just 10 miles south-east of Cambridge. As well as the equestrian town of Newmarket, the market town of Saffron Walden and Linton being a few miles distant, Balsham offers excellent local facilities including a primary school, The Old Butcher's Coffee Shop, Post Office, two public houses and a recreation ground. There are good road links with the A11, M11 and the A14 as well commuter links to London with the mainline station at nearby Whittlesford.

Tenure

Services

Mains services connected include: electricity, water and mains drainage. Oil fired central heating

Statutory Authorities

South Cambridgeshire District Council
Council tax band - F

Fixtures and Fittings

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris

Agents Note

Agent Note: Colt House - not traditional construction - it is advisable to speak to a mortgage adviser as to whether the property is mortgageable with main stream lenders.





Ground Floor



Approx. gross internal floor area 134 sqm (1450 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		75
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

