



Radcliffe & Rust
Residential sales & lettings

7 Old House Road, Cambridge CB21 4EF
Guide Price £400,000

Radcliffe & Rust Estate Agents Cambridge are delighted to offer to let this attractive three bedroom semi-detached property in the beautiful rural village of Balsham, in south-east Cambridgeshire. This property is perfectly positioned for someone wanting village life but who needs easy links to the A11 and A14. Balsham is less than 10 miles from Cambridge, so perfect for commuters into the city or those that work from home but like to travel somewhere busier for social reasons with friends or family. Bus services from the village run into Cambridge every couple of hours. Newmarket and Haverhill are also right on your doorstep. And schools? Old House Road is in the catchment area for Meadow Hill Primary School, rated good in its last Ofsted inspection. Children over 11 usually attend secondary school at nearby Linton Village College.

7 Old House Road is set back from the road by a large front lawn split in half by a path leading from the main road to the front door. To the right of the property are a single garage which backs onto a generous rear garden and a secure gate leading to the back of the property.

Once inside the house, there is a large hallway with stairs directly to your right leading up to the first floor. This entrance area has plenty of space for a shoe rack and coat hooks – ideal for a family coming in from the school run or even a small table or desk. The thermostat is fitted on the hall wall for easy access. As you follow the entrance hallway round the stairs, the first room on your left is the spacious square lounge, which overlooks the front of the property. It is worth noting that the original chimney is still in place, so the room could be adapted for an open fire/log burner. This room is a good size, and with its neutral décor and large window, the feeling of light and space hits you instantly. There is also a built-in electric fire. The lounge is separated from the entrance hall by a space-saving sliding door. Under the stairs in the hallway is a large built-in cupboard, handy for additional storage.

The next room off the hallway is the open-plan kitchen/diner, which sits in the middle of the property. The design of this space makes for the perfect environment for family life or socialising with friends. A good size table and chairs fit perfectly in the dining area, or you could use it as a second seating area – maybe both. The options are endless. Some upgrading will be required, but the general structure of the property is in excellent condition. The wooden kitchen cupboards and neutral décor are a blank canvas to make your mark on your new home. There is so much you can do with this spacious family home. You then move from this open-plan room into a single-storey conservatory, which looks out onto a large enclosed rear garden. This room is currently used as a second lounge area but could double up as an office, gym or playroom. Also in the extension is a downstairs toilet and utility room (with space for a washing machine or washer/dryer).

Once upstairs, the first room you see directly on your right is the main bathroom with a shower, W.C and hand basin; there is no bath. There is also built-in storage and a wall-mounted vanity mirror. Bedroom one is next to the bathroom and overlooks the back garden. It has a large built-in double wardrobe, and you will also find a functioning sink with a mirrored vanity cabinet above. The next bedroom off the landing is bedroom two, home to another built-in wardrobe

accessible via a sliding door. Bedroom three is at the end of the landing and the smallest of the rooms, but the neutral décor and large window fill the room with light. It opens to the landing with a sliding door, a handy space-saving feature.

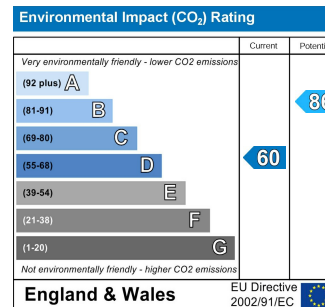
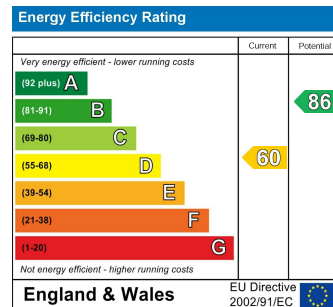
To the second floor is a converted loft room at the top of a second set of stairs. It is worth mentioning that the space wouldn't confirm to modern building regulations, but can be used a useful storage space. The landing on this second floor also has two storage cupboards leading into the eaves/attic space.

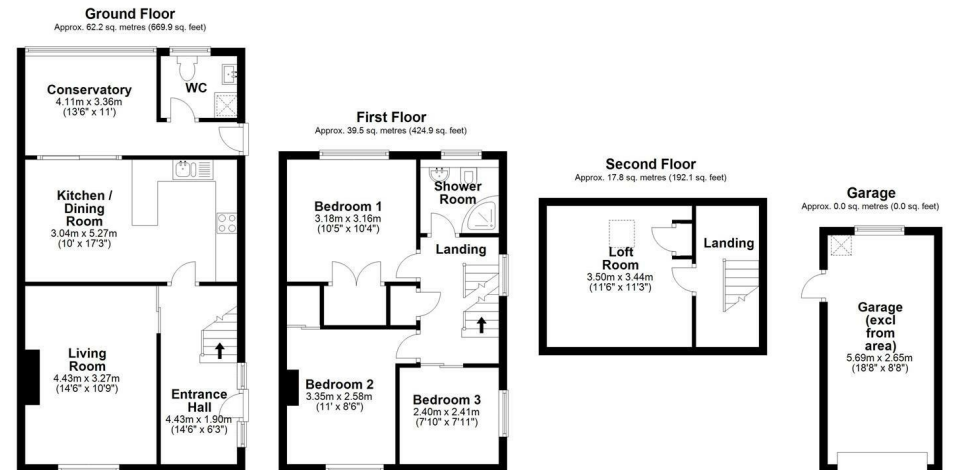
The rear garden is a fair size, surrounded by fencing and mainly laid to lawn. There is also a greenhouse that may require some upgrading. The property comes with a single garage that sits to the right of the house and can be accessed from the front or the back garden.

Please call us on 01223 307898 to arrange a viewing at Old House Road and for all your residential Sales and Lettings requirements in Cambridge and the surrounding areas.

Agent notes

Freehold
No Onward Chain
Council Tax Band: D





Total area: approx. 119.6 sq. metres (1287.0 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

