



Hall Close, Bourn, CB23 2SN

CHEFFINS

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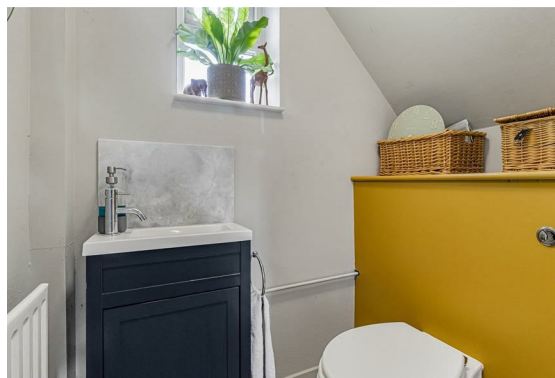
Bourn,
CB23 2SN

A beautifully presented two bedroom semi-detached property extending to approximately 770sqft and arranged over two floors. The property further benefits from a generous rear garden with useful studio outbuilding and is located close to local amenities and transport links.



Guide Price £325,000





LOCATION

Bourn is a highly regarded and well established village situated approximately 10 miles west of Cambridge, surrounded by attractive open countryside and offering a strong sense of community. The village provides a good range of day to day amenities, including a village shop and post office, doctors' surgery, primary school, public houses and restaurants, together with a well regarded sports club, golf club and gym. There are numerous public footpaths and bridleways in and around the village, providing excellent opportunities for walking and recreation. The property is conveniently positioned for access to Cambridge and the wider region, with good road connections to the A428, A1 and A14. Regular bus services also operate between Bourn and Cambridge, providing a useful alternative for commuters. Cambridge city centre, with its extensive shopping, leisure, cultural and educational facilities, is readily accessible, whilst the surrounding villages provide a wealth of further amenities and countryside pursuits.

BOOT ROOM

Front door leading into the boot room with tiled flooring, radiator, UPVC double glazed window overlooking the rear garden and UPVC double glazed door providing access outside. Storage cupboard with shelving and coat hooks together with a utility cupboard providing space and plumbing for a washing machine and tumble dryer. The boiler is located here, with further shelving providing excellent storage. Access to the loft space.

ENTRANCE HALL

Oak flooring, radiator, understairs storage cupboard, LED downlights and doors leading to the ground floor accommodation.

CLOAKROOM

Fitted with a low level WC and hand wash basin with mixer tap and storage cupboard beneath. Tiled flooring, radiator and UPVC double glazed obscured window overlooking the rear garden.

KITCHEN

Fitted with a range of soft close wall and base units beneath oak work surfaces incorporating a butler sink with mixer tap. Integrated appliances include an AEG oven, AEG four ring induction hob and Bosch dishwasher, together with space for an American style fridge freezer. Pantry cupboard, part tiled walls, LED downlights, radiator and dual aspect UPVC double glazed windows overlooking the front and side aspects.

SITTING ROOM

Carpeted with decorative timber panelling, radiator, LED downlights and UPVC double glazed window overlooking the front aspect fitted with plantation shutters.

DINING ROOM

Oak flooring with built in bookshelves and UPVC double glazed doors opening onto the rear terrace and garden.

FIRST FLOOR

LANDING

Carpeted with UPVC double glazed window to the side aspect, LED downlights, access to the loft space, airing cupboard and doors leading to the bedrooms and bathroom.

PRINCIPAL BEDROOM

Carpeted with UPVC double glazed window overlooking the rear garden, radiator, LED downlights and built in wardrobes incorporating hanging rails and shelving.

BEDROOM TWO

Carpeted with UPVC double glazed window overlooking the front aspect, radiator, LED downlights and built in storage cupboards.

BATHROOM

Oak flooring with a three piece suite comprising panel enclosed bath with shower over, hand wash basin and low level WC. UPVC double glazed obscured window overlooking the side aspect, heated towel rail, timber panelling, part tiled walls and LED downlights.

OUTSIDE

The property is approached via a pathway leading through the front garden to a side gate and in turn the front door. The front garden is predominantly laid to lawn with well stocked borders containing a variety of shrubs and is enclosed by a combination of timber fencing and wall.

A side gate leads into a courtyard terrace which continues around to the rear garden. There is a timber covered bin store, additional storage sheds and established borders planted with a variety of shrubs and trees.

The rear garden enjoys a south westerly aspect and commences with a generous paved terrace, ideal for outside seating and al fresco dining. A further raised terrace provides an additional entertaining space beneath a timber pergola adorned with climbing roses.

The remainder of the garden is predominantly laid to lawn and enclosed by timber fencing and mature hedging, with well stocked borders containing a variety of trees, shrubs and plants. Further features include a timber built chicken pen, timber storage shed and a shingle pathway flanked by raised beds leading to a substantial timber garden studio, offering an excellent space for use as a home office, studio or gym.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

Guide Price £325,000

Tenure - Freehold

Council Tax Band - C

Local Authority - South Cambridgeshire

District Council

For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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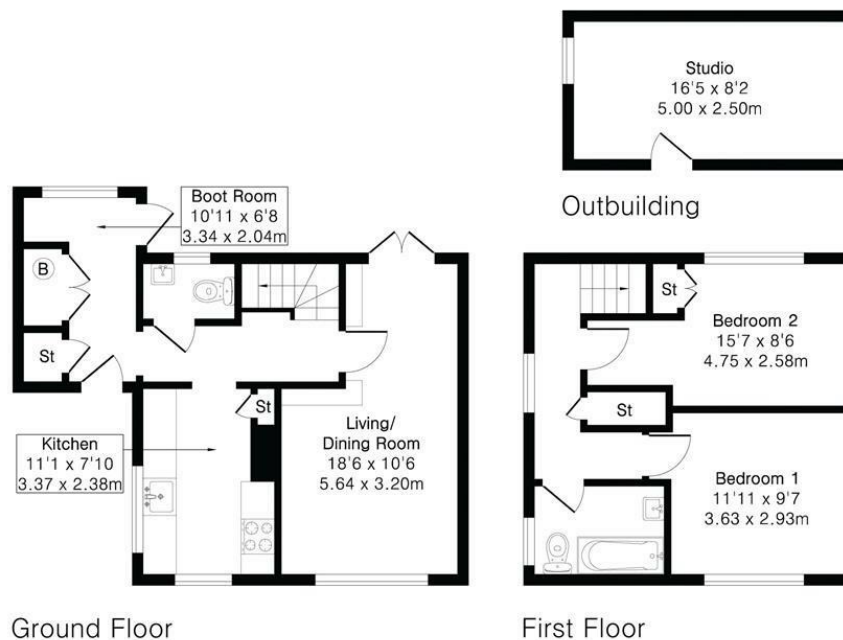
IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.

**Approximate Gross Internal Area 770 sq ft - 71 sq m
(Excluding Outbuilding)**

Ground Floor Area 423 sq ft - 39 sq m

First Floor Area 347 sq ft - 32 sq m

Outbuilding Area 135 sq ft - 13 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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