



Nine Chimneys Lane, Cambridge, CB21 4ES

**CHEFFINS**



## Nine Chimneys Lane

Balsham, Cambridge,  
CB21 4ES

- Detached Single Storey Residence
- Three Bedrooms
- Open Plan Living/Dining Room
- Kitchen/Breakfast Room
- Garage
- Chain Free
- Non-Standard Construction
- In Need Of Full Sympathetic Improvement And Updating

\*Best and final bids to be submitted by  
Wednesday 7th May at 12pm\*

A superb opportunity to acquire a detached, non-standard construction single-storey residence requiring sympathetic renovation and modernisation throughout. The property is set on a beautifully mature and private plot, located in one of the most desirable areas of the well-served village of Balsham. Offered with no onward chain.

3 1 2

**Guide Price £250,000**







## LOCATION

Nine Chimneys Lane is a sought-after residential location set within the charming and well-served village of Balsham, nestled amidst rolling countryside just a short drive southeast of Cambridge. This peaceful and picturesque lane offers an appealing blend of rural tranquillity and modern convenience, making it ideal for families, professionals, and those seeking a quieter pace of life without compromising on accessibility. Balsham benefits from a strong sense of community and a range of everyday amenities, including a highly regarded primary school, a village shop and post office, two traditional pubs, a parish church, and a vibrant community centre hosting local events and activities. The village is particularly well connected, with convenient access to Cambridge, Saffron Walden, Newmarket, and Haverhill, all within easy reach by car. For commuters, Whittlesford Parkway and Audley End railway stations offer regular fast services into London Liverpool Street and Cambridge, while excellent road links via the A11, M11, and A14 provide smooth travel across the region.

## **PANELLED GLAZED ENTRANCE DOOR**

fitted with privacy glass leading into:

## **ENTRANCE PORCH**

with tiled flooring, double glazed window to front and side aspect, panelled glazed door with glazed panelling leading into:

## **L-SHAPED ENTRANCE HALL**

with trap door to roof space, radiator, doors leading into respective rooms.

## **KITCHEN/BREAKFAST ROOM**

Kitchen comprises a collection of both wall and base mounted storage cupboards and drawers with stone effect rolltop work surface with single drainer stainless steel sink unit separate hot and cold taps with cupboards below, drainer to side, space for cooker, space and plumbing for washing machine and fridge and freezer, further storage cupboards include large pantry store, cupboard housing hot water cylinder fitted with timber shelving, base mounted oil fired boiler providing hot water and heating for the property, extractor fan, lighting, radiator, continuation of work surface creating a breakfast bar and double glazed window out onto front aspect.

## **LIVING ROOM**

with coved ceiling, radiator, sealed unit double glazed window to rear aspect overlooking garden, panelled glazed door leading through into:

## **LEAN-TO CONSERVATORY**

with pitched roof, fitted with power and lighting, radiator, sealed unit double glazed windows to side aspect, panelled sealed unit double glazed door leading out onto patio area and rear garden, panelled glazed door leading out onto front aspect and a panelled glazed door leading through into Garage.

## **BEDROOM 1**

with two fitted built-in wardrobes fitted with railings and shelving, cupboards above, radiator, sealed unit double glazed windows to rear aspect overlooking garden.

## **BEDROOM 2**

with radiator, built-in wardrobes with sliding mirror fronted doors, sealed unit double glazed windows to front aspect.

## **SHOWER ROOM**

comprising of a three piece suite with large walk-in shower area with wall mounted

electric shower unit and glazed shower partition, low level w.c., vanity style unit with wash hand basin with hot and cold mixer tap, tiled surround, heated towel rail/radiator, electric shaver point, wall mounted mirror, coved ceiling, sealed unit double glazed window fitted with frosted glass out onto front aspect.

## **BEDROOM 3**

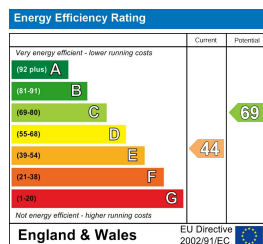
with radiator, built-in wardrobes and sealed unit double glazed windows to rear aspect.

## **OUTSIDE**

To the side of the property there are wrought iron gates which lead to a tarmac driveway which in turn leads to a DETACHED GARAGE with power and lighting, paved pathways which lead around the generous secluded front garden which is laid to lawn with tall hedgerow and a variety of shrubs, bushes, trees and well stocked borders around. To the side of the property there is a further paved pathway and wrought iron gate which leads into the rear garden.







Guide Price £250,000

Tenure - Freehold

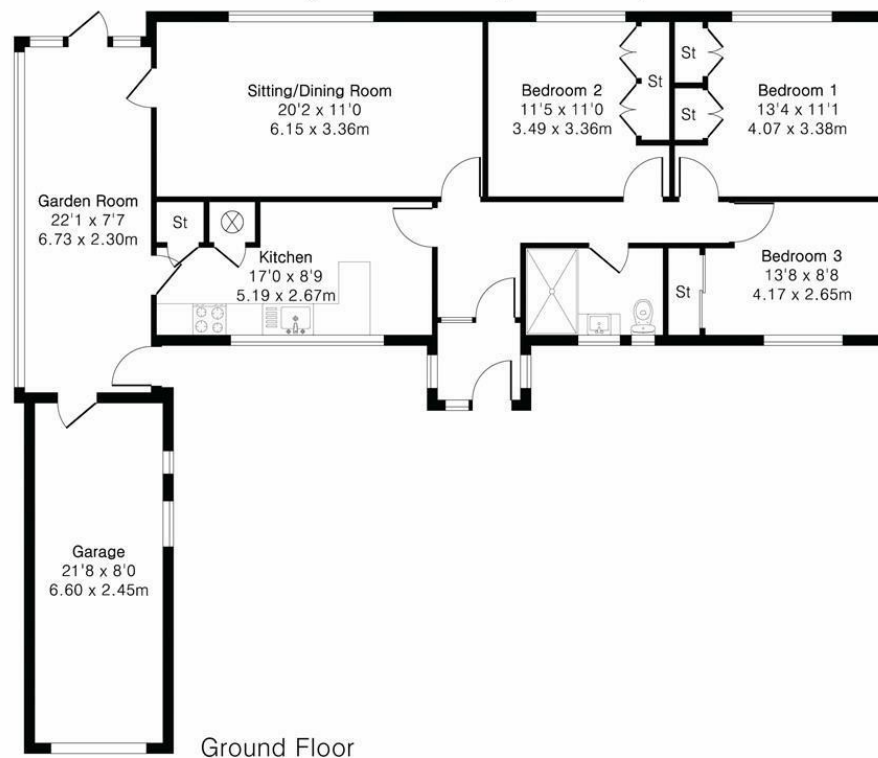
Council Tax Band - D

Local Authority - South Cambridgeshire

**Approximate Gross Internal Area 1098 sq ft - 102 sq m**

Ground Floor Area 1098 sq ft - 102 sq m

Garage Area 174 sq ft - 16 sq m



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 as defined by RICS code of measuring practice. No guarantee is given on 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.



**Agents Note:** Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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

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

