



Bartons Close, Balsham, CB21 4EA



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A well presented three bedroom single storey dwelling located in this popular and well served village with easy access to Cambridge, Saffron Walden and Newmarket. The accommodation extends to approximately 829sqft and further benefits from off road parking and generous rear garden.

LOCATION

Balsham lies approximately 7 miles from the thriving market town of Haverhill, 10 miles south east of Cambridge and is 10 miles equidistant from Newmarket and Saffron Walden. The village offers its own primary school, post office/stores, family butcher, fine church, two inns and recreation ground with children's play area adjacent. More extensive shopping and schooling facilities are available in the nearby village of Linton and for the commuter there is a train service to London via Whittlesford or Audley End, and the M11 motorway access point is at Duxford (Junction 10).



Guide Price £395,000





ENTRANCE HALL

built in store cupboard, airing cupboard housing hot water cylinder and doors to the living room, kitchen, bedrooms 1 & 2 and bathroom off.

LIVING ROOM

windows and patio door to rear aspect and access to garden and door to:

BEDROOM 3

window to front aspect.

KITCHEN

fitted with base and wall units, work tops, sink with window to side aspect above, oven, electric hob with extractor above, space for an undercounter fridge, space and plumbing for a washing machine and side door.

BEDROOM 1

window to front aspect and door to:

EN SUITE SHOWER ROOM

shower cubicle, WC, wash basin and window to side aspect.

BEDROOM 2

window to front aspect.

BATHROOM

bath, WC, wash basin and window to side aspect.

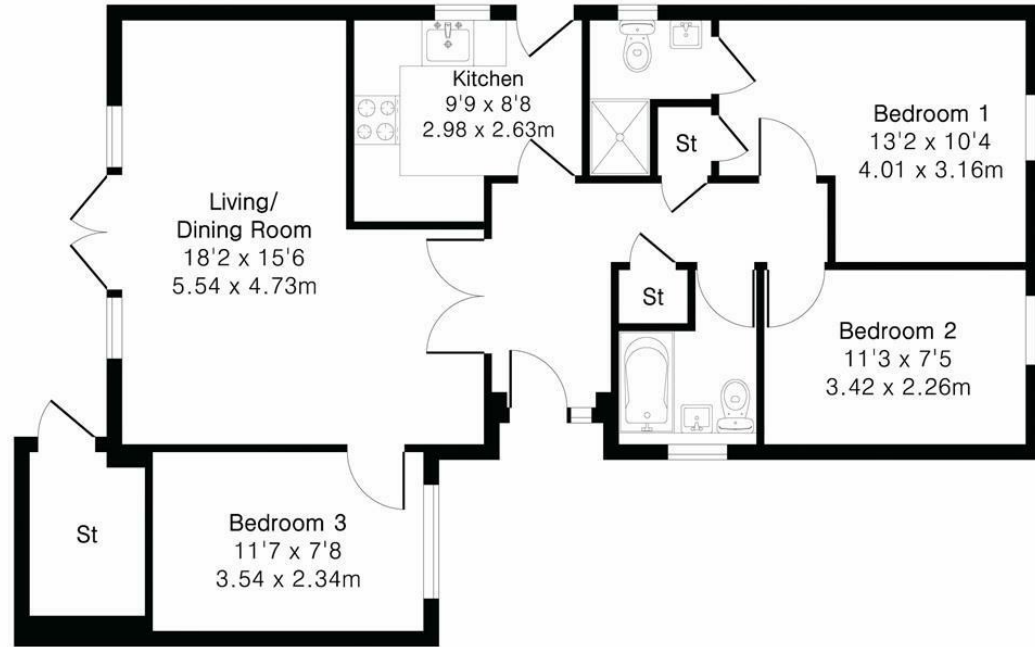
OUTSIDE

gravelled driveway to the front providing off street parking, lawn, flower and shrub borders and side gate to enclosed rear garden principally laid to lawn with patio, flower and shrub borders, mature trees and garden shed.





Approximate Gross Internal Area 829 sq ft - 77 sq m



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	81
(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 £395,000

Tenure - Freehold

Council Tax Band - D

Local Authority - South Cambs



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.

CHEFFINS

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: 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.



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