



High Street, Balsham, CB21 4DJ

CHEFFINS

High Street

Balsham,
CB21 4DJ

A charming semi-detached period cottage, thoughtfully improved by the current owner to offer beautifully presented accommodation throughout, while retaining many of its original character features. The property enjoys a private garden and occupies a prominent and attractive position in the heart of this picturesque village. Offered with no onward chain and the benefit of solar panels.

LOCATION

The property is located on a prominent position on Balsham High Street, in the heart of this picturesque and historic South Cambridgeshire village. Balsham offers a vibrant community with a range of local amenities within easy walking distance, including Meadow Primary School, a post office and store, a coffee shop/delicatessen, a historic church, and two traditional pubs. The village also benefits from a recreation ground with a children's play area and hosts regular community events. Balsham's rich history is reflected in its period properties and charming streets, while the surrounding countryside provides scenic walking and cycling routes. Cambridge is just 10 miles away, offering further cultural, educational, and recreational opportunities. Commuters also benefit from convenient access to the M11 (junctions 9 and 10) and nearby mainline stations at Whittlesford and Audley End, providing direct services to London. Combining village charm, local amenities, and excellent connectivity, Balsham is an ideal location for families and professionals alike.

2 1 2

Guide Price £285,000





WOOD PANELLED FRONT ENTRANCE DOOR

leading to:

PRINCIPAL RECEPTION ROOM

and small entrance lobby with feature exposed brick chimney breast. To one side of the central fireplace which has a woodburning stove set on a brick hearth, living room area with sealed unit double glazed windows to front aspect, exposed wooden floorboards, staircase off to first floor and opening to either side of the central fireplace which leads to the:

DINING ROOM

with wood burning stove set on a brick hearth, exposed wooden floorboards, sealed unit double glazed windows to front aspect, radiator, door off to:

SHOWER ROOM

with a tiled shower cubicle, wall mounted shower unit and glazed door, vanity style unit with inset wash hand basin set on a wooden worktop with cupboards below, low level w.c., radiator, sealed unit double glazed windows to rear aspect with frosted glass, ceramic tiled floor and ceramic tiled walls.

KITCHEN

with inset single drainer sink unit with mixer taps and cupboards below, worktop to either side with space and plumbing for washing machine and further cupboards beneath, fitted worktop incorporating an inset oven with 4 point induction hob above and an extractor cooker hood, tiled splashbacks, range of wall storage cupboards, radiator, integrated refrigerator and freezer, sealed unit double glazed windows to rear aspect, sealed unit double glazed full height door leading to the rear pathway and gardens and door to a built-in broom/storage cupboard.

ON THE FIRST FLOOR

staircase from Living Room leading to:

BEDROOM 1

with radiator, raised ceilings, sealed unit double glazed windows to front aspect, exposed chimney breast and door leading to:

BEDROOM 2

with radiator, natural wood style floor, raised ceilings, sealed unit double glazed windows to front aspect.

OUTSIDE

Gated access to the side of the cottage which leads into the main gardens which are located to the side and rear of the cottage. The enclosed garden area is laid to lawn with raised borders and central paved terrace. There is also further raised borders to side and a large timber constructed summerhouse and store. Immediately adjacent to the rear of the cottage there is a pebblestone courtyard style type area with space for bins etc. and an outside tap.

There is also a gated right of access from the rear garden in favour of the adjacent cottage which also has access to take out their bins.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £285,000

Tenure – Freehold

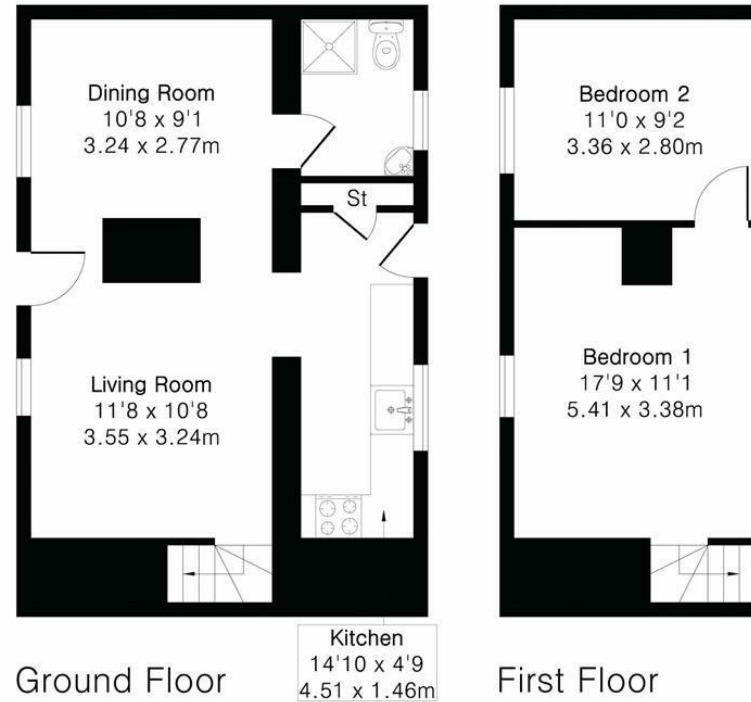
Council Tax Band – C

Local Authority – South Cambridgeshire

Approximate Gross Internal Area 760 sq ft - 70 sq m

Ground Floor Area 466 sq ft – 43 sq m

First Floor Area 294 sq ft – 27 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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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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