



Princes Close, Balsham, CB21 4EE

**CHEFFINS**



## Princes Close

Balsham,  
CB21 4EE

A unique and exciting opportunity to acquire an established semi-detached house, together with an extremely generous plot and providing great potential for sympathetic updating and enlargement subject to planning consent. the property occupies a particularly pleasant position within a cul-de-sac, backing directly onto village allotments.

### LOCATION

Princes Close is located just off West Wickham Road, towards the edge of the highly regarded south Cambridgeshire village of Balsham which provides an excellent range of local amenities, including a primary school, post office/store, church, delicatessen/coffee shop, two Inns, recreation ground, village hall and children's play area. The village is conveniently located about 10 miles from university city of Cambridge. More extensive shopping and schooling facilities are available in the nearby village of Linton. For the commuter, there is a train service to London and Cambridge via Whittlesford and Audley End; the nearest M11 motorway access points are situated at Duxford and Stumps Cross.

3 1 2

**Guide Price £350,000**





## COVERED PORCH

with part glazed entrance door to:

## ENTRANCE HALL

with Dimplex night storage heater, sealed unit double glazed window to side aspect, staircase to first floor with built-in storage cupboard understairs.

## LIVING ROOM

with sealed unit double glazed windows to front aspect and a Dimplex night storage heater.

## DINING ROOM

with Dimplex night storage heater, a pair of full height sealed unit double glazed doors leading to rear patio and rear garden.

## KITCHEN

with inset stainless steel sink unit with mixer taps and cupboards below, base units to side with worktops and cupboards and drawers below, integrated 4 point hob and integrated oven beneath, concealed extractor cooker hood above, range of wall storage cupboards, part ceramic tiled walls, sealed unit double glazed windows to rear aspect overlooking the gardens and allotments beyond, door to walk-in pantry with space for refrigerator, fitted shelving, part glazed window to side aspect and part glazed door to:

## INNER HALL

with part glazed door to front and part glazed door leading to paved patio area and rear garden, door to:

## CLOAKROOM

with low level w.c., corner wash hand basin, part ceramic tiled walls, sealed unit double glazed window with frosted glass to rear aspect.

## UTILITY/BREAKFAST ROOM

with inset stainless steel sink unit with cupboards above, worktops to side with cupboards beneath, wall storage cupboards, space and plumbing for washing machine, and sealed unit double glazed windows to front and rear aspect.

## ON THE FIRST FLOOR

## LANDING

with trap door to roof space.

## BEDROOM 1

with Dimplex night storage heater, fitted wardrobes with central shelving and drawers and sliding doors, sealed unit double glazed windows to front aspect.

## BEDROOM 2

with Dimplex night storage heater, built-in airing cupboard housing hot water cylinder, range of fitted wardrobes, sealed unit double glazed windows to rear aspect with wonderful views over the rear gardens and allotments beyond.

## BEDROOM 3

with Dimplex slimline electric heater, built-in wardrobes/storage cupboard and sealed unit double glazed windows to front aspect.

## SHOWER ROOM

with a large walk-in shower cubicle with tiled shower area with tiled walls, wall mounted shower unit and glazed shower screen, low level w.c., wash hand basin, vertical radiator/towel rail, part ceramic tiled walls around and sealed unit double glazed windows with frosted glass to rear aspect.

## OUTSIDE

To the side of the property there is a driveway leading to an extensive courtyard style parking and turning area adjacent to which is a DETACHED TIMBER GARAGE. There is a most attractive front garden laid to lawn with hedgerow to side and a feature garden pond with rockery and garden feature. There is a paved patio area immediately adjacent to the front of the house and a paved pathway leading to the side door and pathway leading to the front door.

To the side of the house there is a further garden area laid to lawn with shrubs to side which in turn leads to the delightful enclosed rear garden which is laid to lawn with mature shrubs, well stocked borders, paved patio area immediately adjacent to the property itself and further patio area behind the garage.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-101) 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 £350,000

Tenure – Freehold

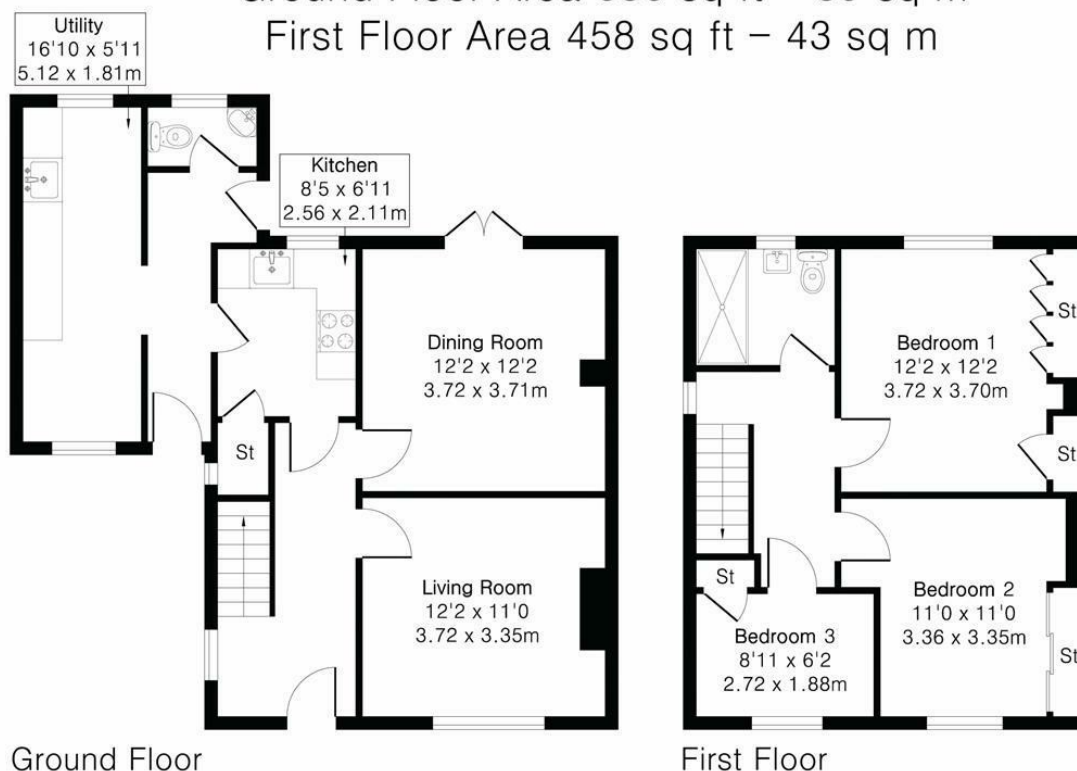
Council Tax Band – C

Local Authority – South Cambridgeshire

**Approximate Gross Internal Area 1094 sq ft - 102 sq m**

Ground Floor Area 636 sq ft – 59 sq m

First Floor Area 458 sq ft – 43 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.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | [cheffins.co.uk](http://cheffins.co.uk)

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.

