



Riddy Lane, Bourn, CB23 2SP

**CHEFFINS**

## Riddy Lane

Bourn,  
CB23 2SP

A three bedroom semi-detached bungalow which would benefit from sympathetic renovation throughout. The accommodation extends to approximately 1224sqft and the property enjoys the benefits of off road parking for several vehicles, a double garage and a generous plot.

### LOCATION

Bourn is a delightful village located just 8 miles west of Cambridge and is well placed for major routes including the A428 and M11. The village itself has a range of local amenities including a gastropub, award-winning restaurant, doctors surgery, nursery and primary school, golf club, church, farm shop selling local produce and post office. Other facilities are available in the nearby villages of Caxton, Eltisley and Cambourne.

3 2 1

**Guide Price £425,000**





## UPVC DOUBLE GLAZED AND GLASS DOOR

into:

### ENTRANCE HALL

carpeted, with loft access and fuse box, radiator.

### SITTING/DINING ROOM

laminated wood flooring, fireplace with granite hearth and surround, radiator, upvc double glazed window overlooking front of the property, sliding doors out to the rear garden.



### KITCHEN

with tiled flooring, LED spotlights and downlighters, radiator, space for double oven, Leisure Rangemaster extractor hood, range of wall and base units with worktop, one and a half bowl sink and drainer with mixer tap, upvc double glazed window overlooking the rear garden, upvc and glass door leading out into front garden.

### PRINCIPAL BEDROOM

carpeted, built-in wardrobes, radiator, upvc window overlooking the rear garden.

### ENSUITE

three piece suite with bath with electric shower over, wash hand basin and low level w.c., lino flooring, extractor fan, radiator, frosted window to the side.

### UTILITY ROOM

with upvc and glass door out onto garden, tiled flooring, space and plumbing for washing machine, boiler.

### BEDROOM 2

carpeted, built-in wardrobes, upvc double glazed window overlooking front of the property, radiator.

### BEDROOM 3

carpeted, upvc double glazed window, built-in storage cupboard, radiator.

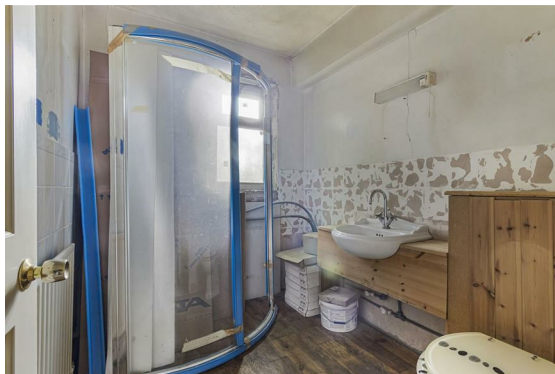
### BATHROOM

with plumbing for shower cubicle, wash hand basin, low level w.c., wood flooring, frosted window overlooking side of the property, part tiled walls.

### OUTSIDE

The property is approached via a front garden with driveway which incorporates off-road parking for multiple vehicles. Front garden is enclosed by timber fencing and various trees and shrub borders. Access to DOUBLE WIDTH GARAGE with up and over door, access into the rear garden via the side of the property, wooden and glass door accessed from the side, and wooden single glazed window to the side.

Terraced area perfect for al fresco dining, garden is predominantly laid to lawn and mainly enclosed by concrete post and timber fencing, additional storage shed. Part of the garden is enclosed by wire fencing.





Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	77
(55-68) D	
(39-54) E	
(21-38) F	36
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Guide Price £425,000

Tenure - Freehold

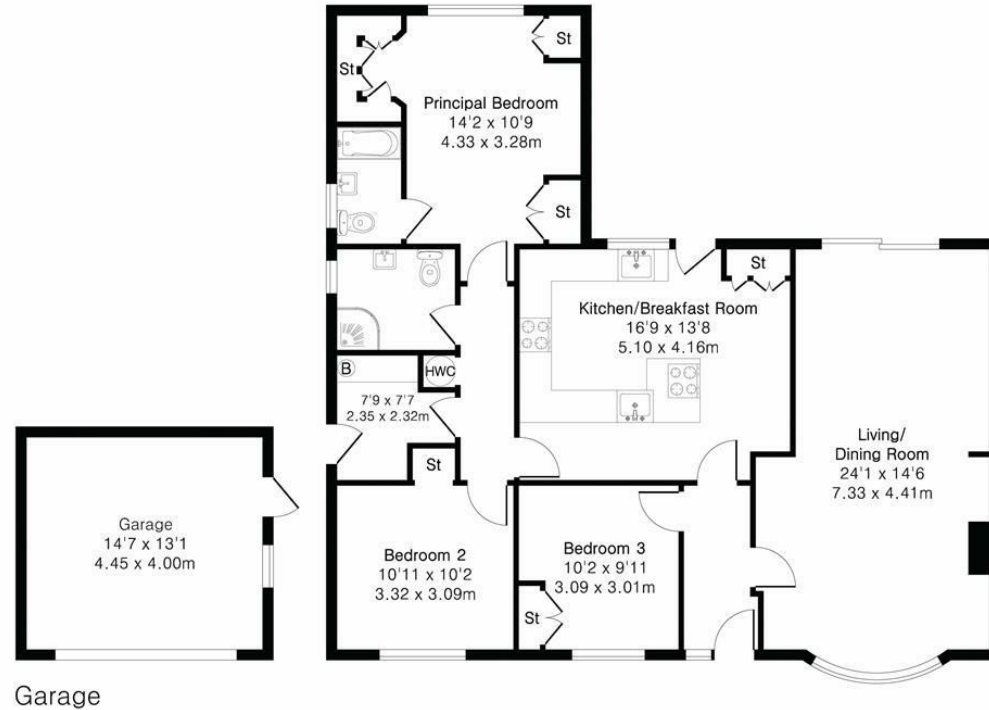
Council Tax Band - C

Local Authority - South Cambridgeshire District

Council

**Approximate Gross Internal Area 1224 sq ft - 114 sq m**

Garage Area 192 sq ft - 18 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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**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.



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