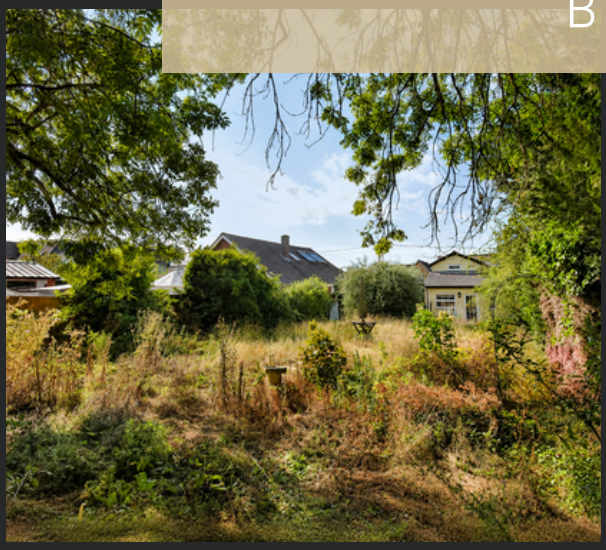


HIGH STREET, BALSHAM



Guide Price: £365,000

This is a spacious two-bedroom semi-detached character home in the village of Balsham. Retaining exposed brickwork, timber detailing and a striking fireplace, the property also benefits from a substantial rear garden and excellent scope for sympathetic improvement.



Features

- No Onward Chain
- Feature Fireplace
- Downstairs Shower Room
- Off-Street Parking
- Character Features
- Large Rear Garden

ANTONY DAVIS
01223 928220
www.antonydavis.co.uk
hello@antonydavis.co.uk
14 High Street, Fulbourn,
Cambridge, CB21 5DH












February















HIGH STREET, BALSHAM

Charming Cottage with Large Mature Rear Garden

Fludde Cottage is a distinctive character home offering generously proportioned and highly versatile accommodation, a substantial rear garden and considerable potential for sympathetic improvement. The property retains an abundance of original and traditional features, including exposed brickwork, timber detailing, sloping ceilings and a striking fireplace, creating an excellent opportunity for a purchaser wishing to update a home while preserving its individual charm.

The ground floor is approached through an entrance hall with the staircase rising to the first floor. Opening with exposed beams to the principal sitting room which is an inviting and spacious reception area, with several windows providing natural light and an impressive exposed-brick fireplace with a black electric stove forming the focal point.

The kitchen is fitted with a range of pine-fronted cabinetry, extensive work surfaces and tiled splashbacks, with room for informal dining, window overlooking rear garden. Door into downstairs shower room, comprising shower cubicle, WC and wash basin. There is also a door from the kitchen leading to the rear garden.

From both the kitchen and living room there is access into the further generously sized reception and dining space.

This adaptable second reception room could serve as a family room, dining room or home-working area and benefits from patio doors doors overlooking and opening onto the garden.

The upper-floor accommodation continues the character of the house, with timber features, sloping ceilings and attractive exposed brickwork. The bedrooms include a generous double room with an exposed chimney breast and a further double bedroom with fitted bookshelves and velux window. There is also a large family bathroom comprising large walk-in shower, WC and wash basin.

Outside, an established frontage sits alongside a driveway with off-road parking and access to the rear of the property. The particularly generous rear garden comprises mature trees, shrubs and established boundaries provide a high degree of privacy and considerable potential for landscaping. Paved areas and useful garden structures offer additional storage.

Overall, Fludde Cottage is a spacious and individual home with flexible accommodation, an exceptionally generous garden and an exciting opportunity for a buyer to modernise and improve the property to suit their own requirements.

Please note this property is being sold on behalf of a corporate client and will remain available on the market until exchange of contracts.

Please also note the property is sold as seen.

Balsham

Balsham is a picturesque South East Cambridgeshire Village, local amenities include Post Office, Coffee Shop and 2 public houses, The Bell Inn and The Black Bull Inn. The village lies 10 miles South-East of Cambridge City and has good access to A11/M11 and in to Cambridge. Within the village community, there is a regular Friday Afternoon walking group who cover 3 to 5 miles each time. There are also allotments available for free to those living in the Parish.

Whilst every effort has been made to create accurate information, we would ask that any interested buyers carry out their own due diligence process. The information provided on these particulars, do not form part of any contract. Antony Davis are acting solely for the seller as their estate agent, and are not qualified valuation surveyors.

TOTAL SIZE: 1270 SQFT (APPROX)
TENURE: FREEHOLD
EPC BAND: E
COUNCIL TAX BAND: D
LOCAL AUTHORITY: SOUTH CAMBRIDGESHIRE DISTRICT

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



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