



Mays Avenue, Balsham Cambridge

Price: Freehold £350,000 offers in excess of

- Chain free
- Semi-detached
- Three bedrooms
- Large living/dining room
- Utility room
- Downstairs cloakroom
- Balsham location overlooking village green

EPC Rating: D



This ideal semi-detached home could be your perfect family home. Offered chain free this property benefits from excellent downstairs living space with further potential STP, three bedrooms, downstairs cloakroom, well equipped kitchen and large utility room. To the rear is the good sized fully enclosed private garden.

Balsham is a picturesque village lying amidst undulating countryside just 10 miles south east of Cambridge. As well as the equestrian town of Newmarket, the market town of Saffron Walden and Linton being a few miles distant, Balsham offers excellent local facilities including a primary school, post office/shop, coffee/gift shop, pub and a recreation ground. There are good road links with the A11, M11 and the A14 as well commuter links to London with the mainline station at nearby Whittlesford.

Bedroom Three

8'3 x 7'8 (2.51m x 2.33m)

Bathroom

Rear garden

Front door to

Hallway

Lounge/diner

21'11 x 13'2 (6.68m x 4.01m)

Kitchen

10'3 x 8'8 (3.12m x 2.64m)

Utility room

16'0 x 8'6 (4.87m x 2.59m)

Downstairs cloakroom

Landing

Access to loft and airing cupboard

Bedroom One

13'1 x 9'0 (3.98m x 2.74m)

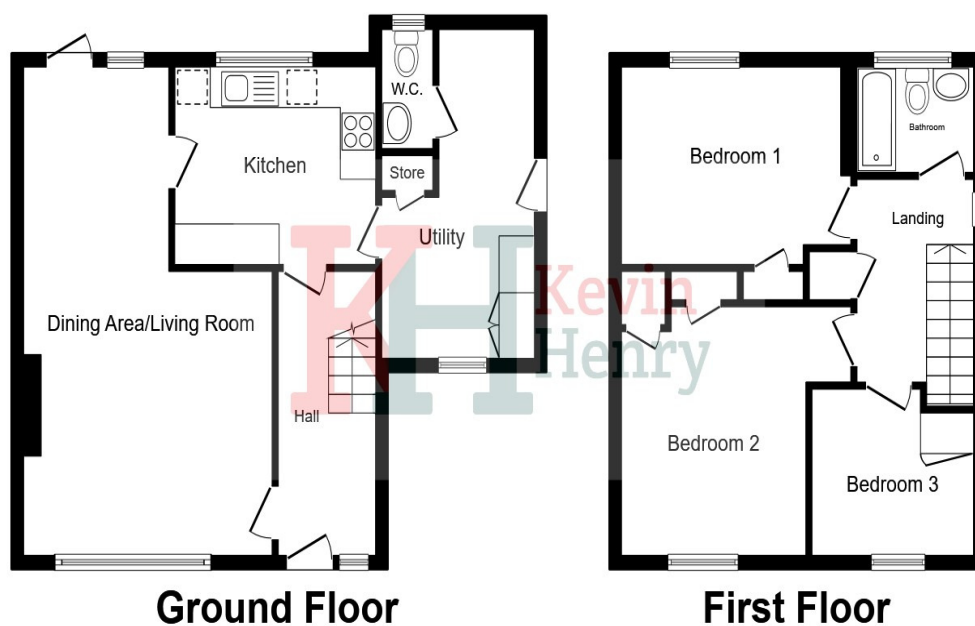
Bedroom Two

10'9 x 10'6 (3.27m x 3.2m)



1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Kevin Henry has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Kevin Henry has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: SAF101785 - 0001

Kevin Henry Limited is registered in England and Wales under company number 05758694, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Kevin Henry. Powered by www.focalagent.com

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