



£1,200 PCM EPC – B

ELBOURN WAY, BASSINGBOURN, SOUTH CAMBRIDGESHIRE SG8 5UJ



A three bedroom semi detached house situated in the popular and sought after village of Bassingbourn. The property benefits from good size accommodation and internal viewing is strongly recommended.

*Entrance Hallway * Downstairs Cloakroom * Lounge * Kitchen/Diner * Three Bedrooms * Master Bedroom With Ensuite Shower Room* Family Bathroom *
*Two Parking Spaces * Unfurnished * Available End of September* Deposit £1,380* No Pets Permitted* Energy Rating B*

ENTRANCE HALLWAY:

uPVC composite door to hallway. Laminate tile effect flooring. Fuse board.

CLOAKROOM:

uPVC obscured double glazed window to front. White suite comprising low level w.c, wall mounted wash hand basin with mixer tap. Tiled splashback. Radiator. Laminate tile effect flooring.

KITCHEN:

17' 9" x 11' 2" (5.4m x 3.4m) uPVC double glazed window to front. Range of white gloss wall and base units with charcoal work surface over. Lamona built in double electric oven with hob and extractor hood over. Stainless steel one and a half sink and drainer unit with mixer tap. Space for washing machine and dishwasher. Space for fridge freezer. Double Radiator. Spotlights. Laminate tile effect flooring throughout.

LOUNGE:

15' 0" x 9' 10" (4.58m x 3m) uPVC double glazed french doors to rear overlooking garden. Ceiling pendant. Double radiator. Television point. Telephone point. Laminate tile effect flooring throughout.

FIRST FLOOR LANDING:

Double radiator. Ceiling pendant. Carpet. Doors to:

BEDROOM TWO:

14' 11" x 9' 10" (4.55m x 3m) uPVC double glazed windows to rear. Ceiling pendant. Double radiator. Television point. Carpet.

BEDROOM THREE:

14' 11" x 8' 4" (4.55m x 2.53m) uPVC double glazed windows to front. Ceiling pendant. Double radiator. Television point. Carpet.

BATHROOM:

White suite comprising panel enclosed bath. Low level w.c. Pedestal wash hand basin. uPVC obscured double glazed window to side. Chrome heated towel rail. Spotlights. Laminate tile effect flooring. Stairs to:

Cupboard for storage and housing heating system.

MASTER BEDROOM:

14' 11" x 9' 5" (4.55m x 2.87m) uPVC Velux double glazed windows. Ceiling pendants. Double radiator. Carpet. Television point.

ENSUITE SHOWER ROOM:

uPVC Velux double glazed window. Fully enclosed shower cubicle with wall mounted shower. White suite comprising low level w.c., pedestal wash hand basin. Spotlights. Extractor fan. Radiator. Laminate tile effect flooring.

DRIVEWAY:

Parking for two vehicles.

REAR GARDEN:

Enclosed rear garden with patio area leading to lawn. Garden Shed.

VIEWING:

Strictly by appointment via Marshalls 01763 247788.

AGENTS NOTES:

The property has the benefit of an air source heat pump which supplies the heating to the property via radiators.

01763 247788

Estate House, Fish Hill, Royston, SG8 9LD

E: sales@marshallsproperties.co.uk



Notes

1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
3. Any floor plans are for the purpose of a service to our customers and are intended to be a guide to the layout only. Any floor plans are not to scale and their accuracy cannot be guaranteed.
4. These particulars are believed to be correct but their strict accuracy is not guaranteed neither do they constitute an offer or contract.

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