

24 Cambridge Crescent, Bassingbourn, SG8 5LP

THOMAS MORRIS



Asking Price: £300,000 Freehold

Cambridge Crescent, Bassingbourn, SG8

- End of Terrace House in Village Setting
- Two Double Bedrooms
- Potential to Extend (Subject to Planning Permission)
- Large Plot with Good Size Rear Garden
- Spacious Living Room
- Well-Fitted Kitchen/Diner
- Off Road Parking
- No Onward Chain
- Freehold
- EPC/48/E

A well-presented two-bedroom end of terrace house, occupying a generous plot within a private development in the popular Cambridgeshire village of Bassingbourn. Offering excellent potential for extension, subject to the necessary planning permissions, this property represents an ideal opportunity for first time buyers, downsizers or buy-to-let investors and is offered for sale with no onward chain.

The accommodation comprises a welcoming entrance hall leading into a large living room, featuring useful built-in storage. From the living room, the kitchen/diner provides ample worktop and storage space, a built-in oven/grill, pantry, and sufficient room for a dining table. A rear porch provides convenient access to the good-sized private rear garden.

Upstairs, a central landing leads to two well-proportioned double bedrooms, both benefiting from built-in storage, alongside a well-appointed family bathroom fitted with a three-piece suite.





Accommodation

Entrance Hall *3'10" x 3'9" (1.17m x 1.14m)*.

Living Room *10'6" x 13'4" (3.2m x 4.06m)*.

Kitchen/Diner *9'3" x 16'6" (2.82m x 5.03m)*.

Storage *6'4" x 4' (1.93m x 1.22m)*.

Landing *2'11" x 6' (0.9m x 1.83m)*.

Bedroom *11'8" x 13'6" (3.56m x 4.11m)*.

Bedroom *9'2" 8'10" (2.8m 2.7m)*.

Bathroom *5'10" x 6'1" (1.78m x 1.85m)*.

Allocated Parking Space

Front Garden

Rear Garden

Freehold
South Cambridgeshire District Council
Council Tax Band - "B"
Service Charge - £449.00 per annum (reviewed annually)
EPC - 48/E









Further Information
Externally, the property occupies a particularly generous plot, with a front garden and a private rear garden, providing scope for landscaping and, subject to planning permission, potential future extension.

Bassingbourn offers a range of local amenities, including traditional pubs, a post office, convenience shop, doctor's surgery and both primary and secondary schooling. Road connections are conveniently provided via the A1198, giving access to the nearby market town of Royston. Royston offers an extensive range of shopping, leisure and everyday amenities, together with a mainline railway station providing fast and convenient links to London and Cambridge.

An excellent opportunity to acquire a two-bedroom home with a generous plot and exciting potential, in a well-connected Cambridgeshire village. Early viewing is highly recommended.

To conform with government Money Laundering Regulation 2017, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £80 incl. VAT for this (for the transaction not per person), payable directly to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.



We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Thomas Morris.

Disclaimer
Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith, and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey, and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans, and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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