



- Immaculate Terraced Home
- Recently Updated Throughout
- 2 Reception Rooms
- Kitchen/Breakfast Room
- Ground Floor Shower Room
- 3 Double Bedrooms
- Bathroom
- Enclosed Garden
- Driveway Parking

## CLARKES WAY, BASSINGBOURN

3 2 2 EPC

Ensum Brown are delighted to offer for sale this immaculate home that has recently undergone complete renovation throughout & must be viewed for full appreciation. Accommodation includes 2 reception rooms, kitchen/breakfast room, shower room, 3 double bedrooms & bathroom.

GUIDE PRICE  
**£325,000**

Royston  
**01763 750000**

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General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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Written quotations available on request. All loans secured on property. Life assurance is usually required.





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## PROPERTY INSIGHT

Ensum Brown are delighted to offer for sale this terraced home situated in a cul-de-sac location and having recently undergone complete renovation throughout and is offered for sale in immaculate condition. You could easily move into this home and not have to spend a penny. Internal viewing is essential for full appreciation.

Approaching the property, you have driveway parking to the front. Stepping inside, into the entrance hall, you will immediately see the property is in neutral and contemporary decorative order, this is a theme throughout. The entrance hall has a built-in cupboard and has a re-fitted shower room off. To the rear of the property, you have two reception rooms, a lounge and a second even more generous reception room that the current owners use as a second sitting room and dining room, of course the rooms are completely flexible for you to use as your needs require.

To the front, a re-fitted kitchen breakfast room that is fitted with an extensive range of wall and base units with work surface over with an inset ceramic bowl sink and drainer unit. Integrated appliances include an eye level double oven, four plate electric hob with chrome extractor hood over, dishwasher and fridge/freezer. There is also space and plumbing for a washing machine. The kitchen is superbly completed with a breakfast bar, tiled flooring and splash backs and with inset ceiling spotlights.

Going to the first floor, this home continues to impress. Off the landing you have 3 double bedrooms, there is no box room in this home. The master bedroom benefits from built-in wardrobes and all bedrooms share the use of a re-fitted family bathroom. The bathroom is fitted with a three-piece suite in white including a panelled bath with shower over and glass screen.

Outside, to the rear, you have a delightful enclosed rear garden which is landscaped for ease of maintenance. Partly laid to lawn with a paved patio area, flower and shrub border, timber storage shed and covered seating area. There is also a useful rear access gate.

Call Ensum Brown today to arrange your private viewing appointment, we assure you will not leave disappointed.

## LOCATION - BASSINGBOURN

Bassingbourn has a number of facilities including several shops including a doctors surgery, a dental surgery, a garage, sub-Post Office, coffee shop, chemist, hairdressers and general grocers. It also has two remaining pubs: The Hoops, occupying a 17th-century building in the village, and The Belle (formerly the Pear Tree) at North End. On the edge of the village you will find located Bassingbourn Village College, Bassingbourn Community Primary School and Bassingbourn Pre-school, providing a continuation of education from the age of 2 1/2 up to school leaving age. The village is situated just 4 miles south-west of Cambridge and just north of Royston.

Just a few miles up the road you have the town of Royston where you will find a high street of shops and cafes, this is also where you will find a number of supermarkets including Tesco, Morrisons, M&S and Aldi. In Royston there is a main line train station with a regular service direct to London Kings Cross as quick as 38 minutes. Also, from Melbourn, you can pick up the same train line from the neighbouring village of Meldreth if you wish, this is even within walking distance. Additionally, in terms of travel, you have the M11 within a 10 minute drive, the A1 approximately 15 minutes' drive away and if you want to travel internationally, London Stansted airport and London Luton Airport are both just half a hour's drive away. The city of Cambridge is also within very easy reach, either by road or train.

