



**West Wickham Road  
Balsham, CB21 4DZ  
Guide Price £210,000**

## West Wickham Road, Balsham, CB21 4DZ

A modern end of terrace bungalow requiring some modernisation, set within this picturesque and highly regarded village and offered for sale with the distinct advantage of no onward chain.

Accommodation includes an entrance hall, living room, conservatory, kitchen, bedroom, wet room/bathroom.

Externally the property offers a fully enclosed garden and parking.

EPC (D)

Council Tax Band B (South Cambs)

### Accommodation Details

Part glazed door leading through to:

#### Entrance Hall

With airing cupboard, doors to:

**Living Room 13'2 x 13'1 (4.01m x 3.99m)**

With TV aerial connection point, wall mounted electric heater, sliding patio doors leading through to:

**Conservatory 12'4 x 7'9 (3.76m x 2.36m)**

With door to the side leading to the rear garden.

**Kitchen 13'2 x 6'9 (4.01m x 2.06m)**

Fitted with a range of eye level and base storage units with working top surfaces over, built

in oven, separate electric hob with extractor hood over, space and plumbing for a washing machine, space for fridge/freezer, inset sink unit with mixer tap over, tiled splashback, vinyl flooring, dual aspect with windows to the front and side aspects.

**Bedroom 10'11 x 9'7 (3.33m x 2.92m)**

With window to the side aspect, wall mounted electric heater.

#### Bathroom

Wet room with suite comprising shower cubicle, wash hand basin and low level WC, tiled walls, window with obscured glass to the side aspect.

### Outside - Front

Gravel frontage with lawn area and bordered by mature plants/shrubs with access to:

### Outside - Rear

Rear garden predominantly laid to lawn with borders containing a variety of plants/shrubs, paved patio/seating area, timber built shed.



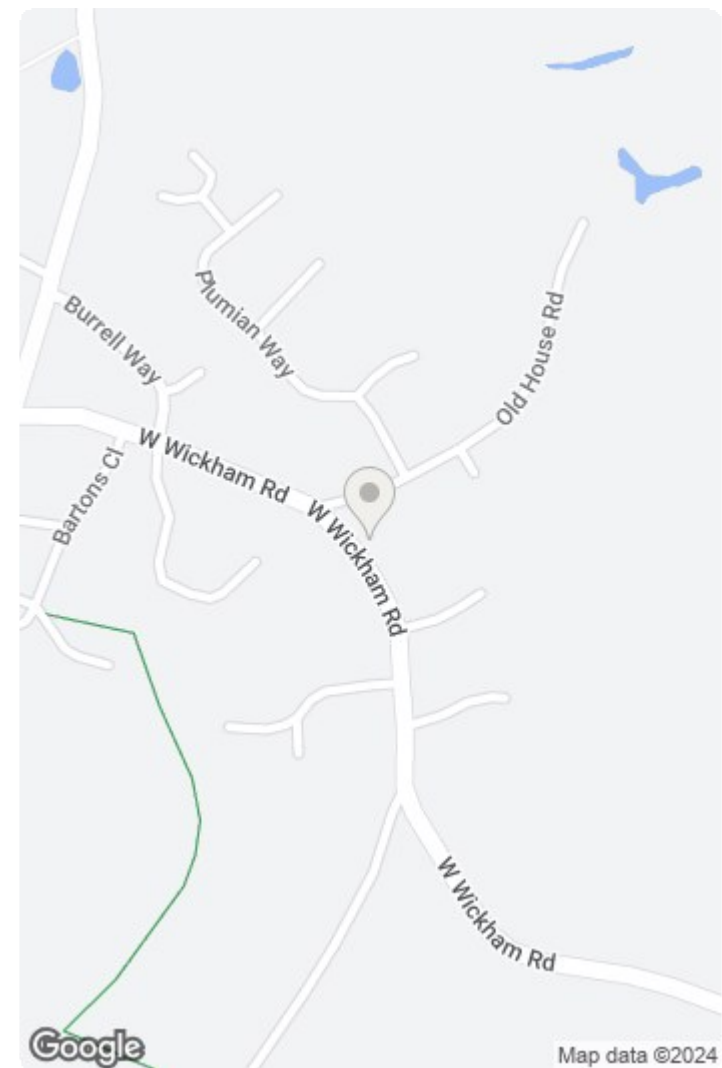
GROUND FLOOR  
543 sq.ft. (50.4 sq.m.) approx.



29A WEST WICKHAM ROAD CB21 4DZ

TOTAL FLOOR AREA: 543 sq.ft. (50.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
58	90		
<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p>		<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p>	
<p>Not energy efficient - higher running costs</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>		<p>Not energy efficient - higher running costs</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>England &amp; Wales EU Directive 2002/91/EC</p>		<p>England &amp; Wales EU Directive 2002/91/EC</p>	

This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising them therefrom. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.

