



Bassett Close, Cambridge
CB4 2UQ

Pocock+Shaw

3 Bassett Close
Cambridge
Cambridgeshire
CB4 2UQ

A three bedroom semi-detached house with scope to update, enjoying a cul-de-sac location convenient for the Science park and available with no onward chain.

- Semi detached 3 bedroom house
- Cul-de-sac position
- Extended with dining conservatory
- Wood burning stove
- Scope to extend further (planning permission had been granted)
- Gas central heating
- 2 parking spaces to bay in front
- No upward chain

Guide Price £395,000



Bassett Close is off Armitage Way, a pleasant neighbourhood just over 2 miles north of Cambridge City Centre. The area is well placed for access to Cambridge North Train Station, the Science Park and A14/M11 road networks.

The property falls within the catchment of several schools, including King's Hedges Primary School and Cambridge Regional College. Cyclists are well catered for with a dedicated cycleway nearby adjacent to the Guided Busway providing safe access to the Science Park and Cambridge North from where London can be reached in under an hour. There are also regular bus services into the city centre.

Offered with no upward chain, the property offers scope to improve and extend (Previous extension plans available to inspect at the property) and in detail the accommodation comprises;

Ground Floor

Open porch with utility cupboard, courtesy light and glazed door to

Entrance hall with coat hooks, radiator, staircase to first floor, radiator, laminate wood flooring.

Kitchen 12'0" x 8'7" (3.67 m x 2.62 m) with window to front, good range of fitted wall and base units with roll top work surfaces and tiled splashbacks, built in four ring gas stainless steel hob with stainless steel splashback and Neff chimney extractor hood over, eye level Neff double oven, space for dishwasher, washing machine and fridge/freezer, wall mounted British Gas 330 gas boiler, ceiling mounted spotlight unit

Living room 14'6" x 12'1" (4.42 m x 3.68 m) with patio doors to conservatory, chimney breast with inset cast iron wood burning stove on stone hearth, radiator, laminate wood flooring.

Conservatory 13'11" x 8'2" (4.25 m x 2.50 m) double glazed conservatory on brick base with door to side, roof vent, wall lights, power points, ceramic tiled flooring.

First Floor

Landing with loft access hatch.

Bedroom 1 11'7" x 11'7" (3.53 m x 3.53 m) with two windows to front, radiator. Existing wardrobe cupboards to remain. Airing cupboard with slatted wood shelving and factory lagged hot water tank.

Bedroom 2 8'5" x 7'9" (2.57 m x 2.37 m) with window to rear, shelf to one wall, radiator.

Bedroom 3 9'7" x 5'10" (2.93 m x 1.79 m) with window to rear, dado rail, radiator.

Shower room with window to side, large fully tiled shower cubicle installed only a few years ago with glass screen and Aqualisa shower unit over, WC with concealed cistern and recessed display shelf over, vanity wash handbasin, heated towel rail, fully tiled walls and ceramic tiled flooring.

Outside Open plan lawned front garden area with path to front door and two parking spaces in front. Timber double gates to side leading to a paved side area with useful covered aluminium framed pergola (ideal for bike storage) with two storage units, two secure gates leading onto the triangular shaped rear garden with a sunny westerly aspect and lighting. The garden area is in need of some weeding/landscaping but offers great scope to transform into a super place.

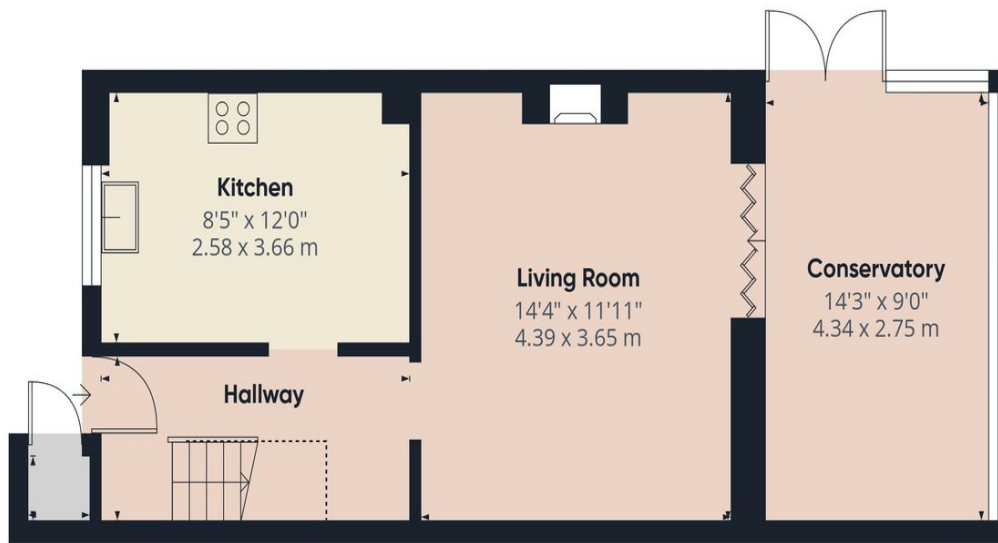
Services All mains services

Tenure The property is Freehold

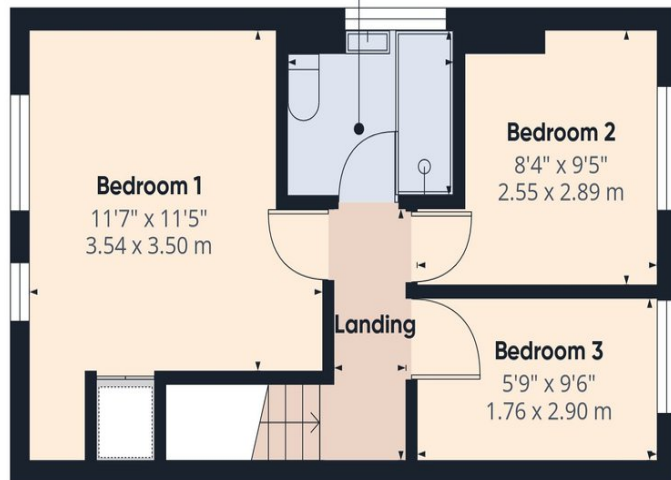
Council Tax Band C

Viewing By Arrangement with Pocock + Shaw





Bathroom
5'7" x 6'6"
1.72 x 2.00 m



Approximate total area

798 ft²
74.2 m²

Reduced headroom

14 ft²
1.3 m²

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested