



68 South End, Bassingbourn

Royston

In Excess of £350,000





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Bassingbourn, Royston

*** SOLD PRIOR TO FULL MARKETING *** Ensum Brown are delighted to offer for sale this opportunity to renovate or develop a home on this nicely sized plot of land in Bassingbourn.

- SOLD PRIOR TO FULL MARKETING
- Fire Damaged Property
- Cash Buyers Only
- Opportunity To Renovate/Develop
- No Upward Chain
- Sought After Village Location
- Non Estate
- Good Size Plot

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Council Tax band: E

Tenure: Freehold

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Property Insight

Ensum Brown are delighted to offer for sale this opportunity to renovate or develop a home on this nicely sized plot of land in Bassingbourn. Due to fire damage, the property in situ requires significant works and currently benefits from a village location, an enclosed spacious garden, and driveway parking. Cash purchasers only considered.

The property currently in situ was a spacious home at around 1800 sq ft, and new buyers have the potential to renovate or develop a property along the same size, extend, or create a completely unique and bespoke residence, as required.

To the ground floor, there is currently a spacious lounge with windows and double French doors to the garden, a spacious dining room with windows and a door to the side and rear, a nicely sized kitchen with a utility space, a cloakroom and a large double garage with side access. To the first floor, there were 3 well-proportioned bedrooms, integrated storage and wardrobes, a family bathroom, an en-suite to the master, and access through to the storage space above the garage. All of these features can be rebuilt very easily within a plot of this size, extended and/or improved upon.

To the rear, the garden is very spacious, fully enclosed in fencing and with a new family home being built, this will offer a lovely area for new owners to sit and enjoy the sun, have family meals and entertain guests. New owners could also increase the footprint of the house by extending more into the garden.

LOCATION - BASSINGBOURN

Bassingbourn is a pretty parish village, located in South Cambridgeshire, a couple of miles north of the town of Royston and just 14 miles from the city of Cambridge. The village is fortunate to have a network of 24 public rights of way





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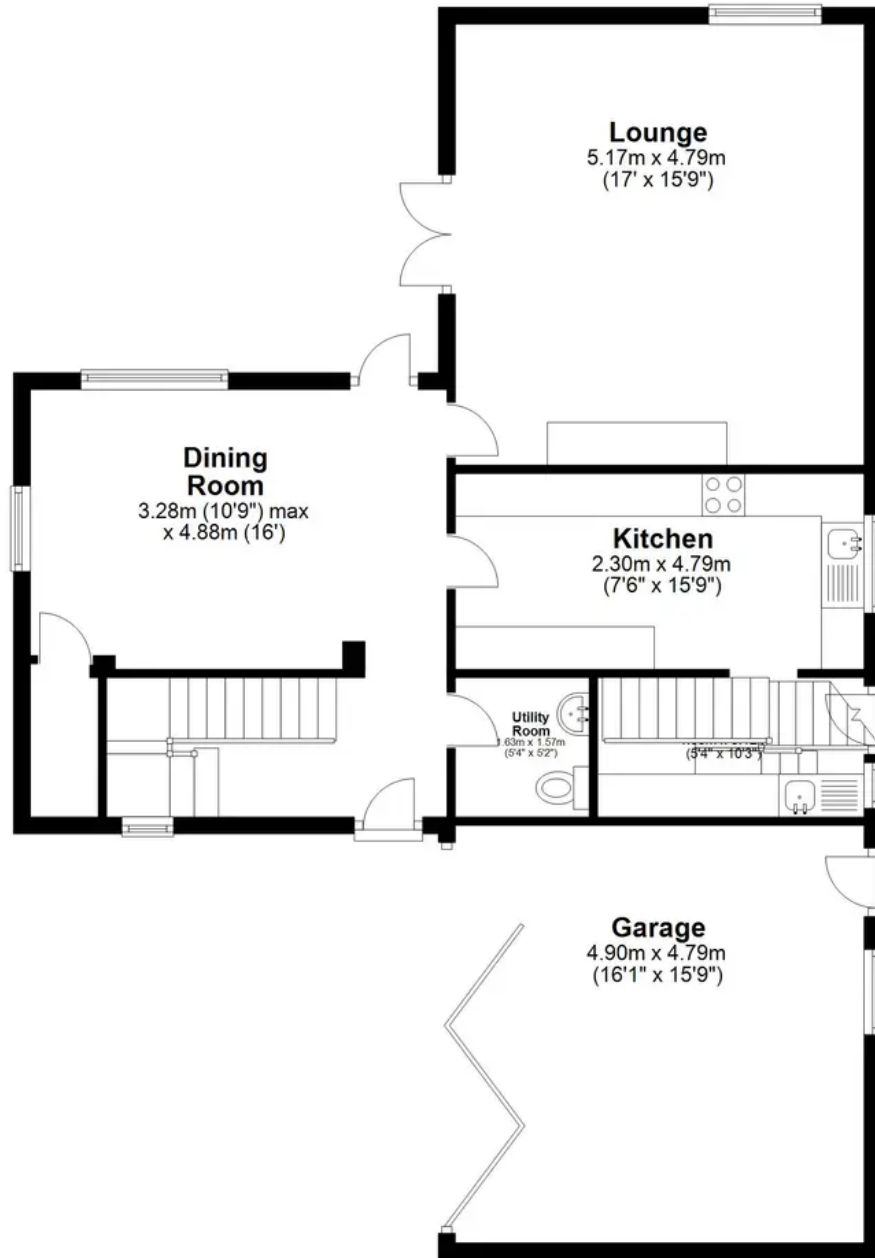
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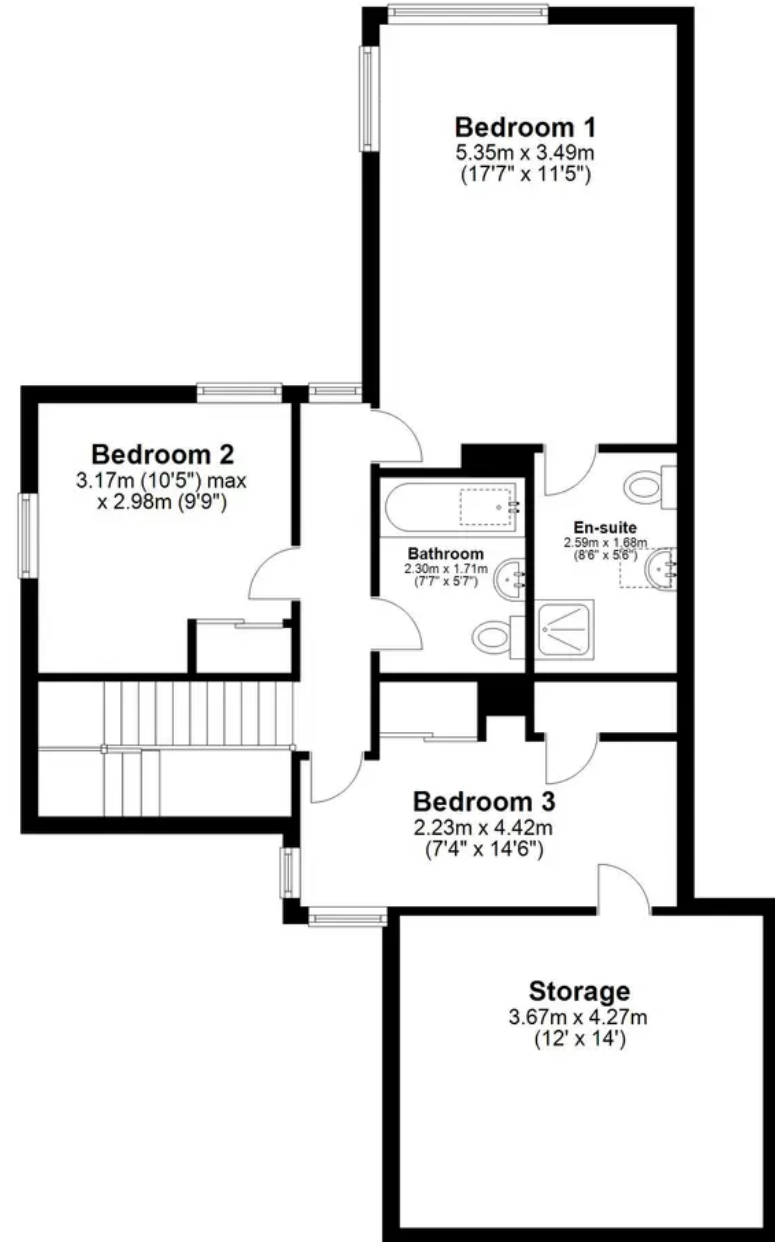
Ground Floor

Approx. 93.5 sq. metres (1006.1 sq. feet)



First Floor

Approx. 72.7 sq. metres (782.3 sq. feet)



Total area: approx. 166.2 sq. metres (1788.4 sq. feet)

Floor Plan measurements are approximate and are illustrative purposes only. While we do not doubt the floor plan accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.
Plan produced using PlanUp.



Ensum Brown

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