



**Hall Close, Bourn, Cambridge, Cambridgeshire, CB23 2SW**  
**Asking Price £325,000**



Set within the very popular and picturesque village of Bourn is this refurbished three bedroom, semi-detached, family home which is within walking distance of the local village amenities and good transport links in to Cambridge and beyond.

The property is set back from the road behind a communal green area and is set over two floors under a pitch tiled roof. The front door leads to the entrance hallway and on into the open-plan living area. The sitting area is set around an eye catching log burner with views across the front of the property making it a cozy family space. The sitting room opens to the newly fitted kitchen which comprises of wall and floor units, sink with mixer tap, integrated oven with four-ring induction hob, dishwasher and space for a breakfast table and double fridge/freezer. Leading off the kitchen is a very useful utility area and separate store room. Completing the ground floor accommodation is the cloakroom with WC.

On the first floor is a bright and airy hallway, which gives access to all three bedrooms, two of which are good sized doubles. The recently re-fitted bathroom completes the first floor accommodation and benefits from a P-shaped bath with shower, low level WC and wash basin. There is also a boarded loft space ideal for storage.

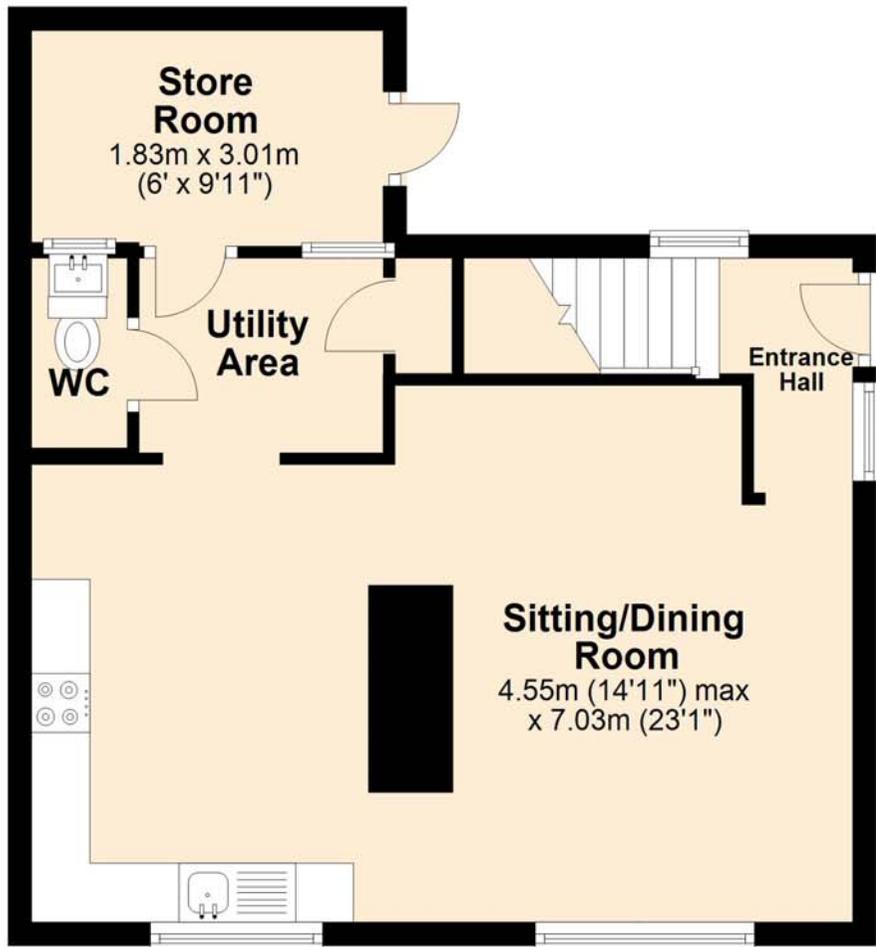
Outside the property benefits from both a front and rear gardens. The front garden is laid to lawn with a pathway leading to the side gated access and front door. The very generous rear garden sits on a large corner plot and is mainly laid to lawn with a large raised patio, ideal for outdoor dining, with mature trees and a garden shed.

Bourn is located approximately 9 miles west of Cambridge and is a popular village with a wealth of period houses. Village amenities available include a village shop/post office, fair trade coffee shop, gift shop, doctors' surgery, dentist, award winning gastro pub, Indian restaurant and a golf course with gym and health club. Residents can also try their hand at flying with The Rural Flying Corps who provide training at Bourn airfield. The highly regarded primary school has been graded 'outstanding' by Ofsted and the nearby village college at Comberton is one of the highest ranked comprehensives in the UK. The location of the village offers good access to the A428, A14 and M11 and the nearby mainline station at Royston provides fast access to London Kings Cross (within 40 minutes).



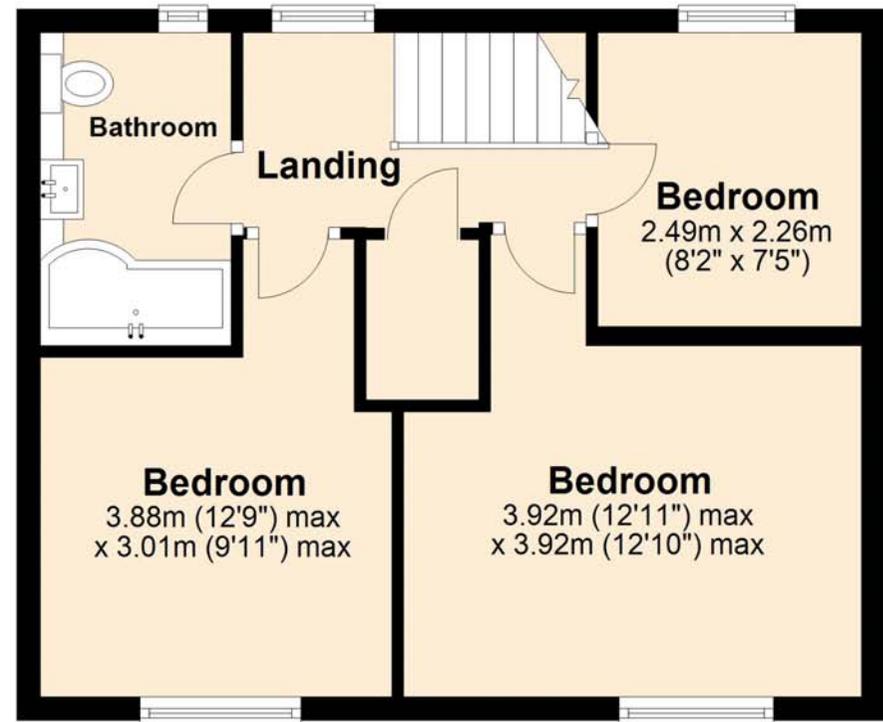
## Ground Floor

Approx. 45.4 sq. metres (488.6 sq. feet)



## First Floor

Approx. 39.4 sq. metres (424.5 sq. feet)



Total area: approx. 84.8 sq. metres (913.1 sq. feet)

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Viewing arrangement by appointment 01223 845240

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. **Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.**

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