



Cardiff Place
Hertfordshire
SG8 5LR





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Abode are happy to offer this renovated two bedroom home in Bassingbourn, with views over open countryside. Comprising of open plan Kitchen and dining room, large dual aspect lounge with log burning stove. Upstairs comprise of two large double bedrooms and modern three-piece family bathroom. The property further benefits from a well-maintained rear garden, garage with off road parking. Viewing is highly recommended and by prior appointment only. Sold Chain Free!

Entrance Hall:

leading through to kitchen and dining room, door to lounge, stairs to first floor and cupboard.

Kitchen/Dining Room: 2.55m (8'5") x 5.82m (19'2")

kitchen comes complete with two under counter ovens, large induction hobs, large centre island, built in washing machine and dishwasher. Views over open countryside from the dining room and the rear garden from the kitchen make a lovely light contemporary room.

Lounge: 3.34m (11'0") x 4.53m (14'11")

with fireplace and two windows viewing front and rear of the property.

Master Bedroom: 4.58m (15'1") x 3.37m (11'1")

built in storage cupboard, and window viewing the front of the property with views of open countryside.

Bedroom 2: 3.46m (11'5") x 3.69m (12'2")

one built in cupboard, and window facing the front aspect of the property and open countryside views.

Bathroom: 3.06m (10'1") x 1.81m (6'0")

A modern finished, three piece suite comprising bath with shower above, WC and basin with vanity beneath. Window facing rear aspect.

Garden: 10.60m (34'10") x 9.35m (30'9")

large garden, patio area, sundeck, two garden sheds one of which has electricity supply, new fencing and a green house.



Total area: approx. 77.0 sq. metres (829.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		56
(39-54) E	33	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	