



81 Bramley Way, Hardwick, CB23 7XD
Guide Price £300,000 Freehold



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A MODERN TWO-BEDROOM END OF TERRACED HOUSE THAT IS WELL PRESENTED THROUGHOUT, ENJOYING A QUIET CUL-DE-SAC POSITION WITH THE ADDED BENEFIT OF A GARAGE EN BLOC.

- End of terrace house
- 650 Sqft / 61 Sqm
- Garage en bloc
- Council tax band - C
- 2 beds, 1 baths, 1 receipts
- Gas fired central heating to radiators
- EPC - C / 69
- Chain free

The property enjoys a tranquil traffic-free position located within this popular residential area and sought after village. The property is extremely well- presented throughout and would make an ideal first time or investment buyer property, as it has been successfully Let for a number of years.

The accommodation comprises an entrance hall with stairs to first floor accommodation and parka flooring. The dual aspect lounge/dining room boasts attractive karndean flooring and patio doors out to the garden. The kitchen is fitted with a range of base level and wall mounted storage cupboards, ample fitted working surfaces with inset single sink unit and drainer. There is an electric cooker plus space for a slimline dishwasher and washing machine.

Upstairs, there are two good sized bedrooms and a shower room.

Outside, both the front and rear gardens are laid mainly to lawn. The rear garden boasting a paved patio, flower and shrub borders and there is a garage nearby en bloc (left hand block and it is the last garage on the left)

Location

The property is located in the centre of the village of Hardwick, just 5 miles west of Cambridge. The village has a well regarded primary school and is within the catchment area of Comberton Village College and Sixth Form. The village has good road links with easy access to the A428 and Junction 13 of the M11 is just 3 miles distance.

Tenure

Freehold

Services

Mains services connected include: gas, electricity, water and mains drainage.

Statutory Authorities

South Cambridgeshire District Council
Council tax band - C

Fixtures and Fittings

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

