



59 Oatlands Avenue, Bar Hill, Cambridge, CB23 8EQ  
Guide Price £300,000 Freehold



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01223 819300



**AVAILABLE TO PURCHASE WITH NO ONWARD CHAIN IS THIS THREE-BEDROOM, SEMI-DETACHED HOME OFFERING CONVENIENT VEHICULAR ACCESS INTO THE HISTORIC CITY OF CAMBRIDGE, THE NORTH CAMBRIDGE BUSINESS PARKS AND ADDENBROOKES HOSPITAL.**

- Semi-detached house
- 3 beds, 1 bath, 1 reception room
- Constructed in 1972
- EPC-D/66
- 875 Sqft/81 Sqm
- 0.06 acres
- Driveway parking and garage
- Council tax band - C

Constructed in 1972, This three-bedroom home measures 875 Sqft/81 Sqm and is ideal for young families. To the ground floor the property comprises of an entrance hall with WC adjoining, a large reception room spanning the length of the property with doors opening into the rear garden and a separate kitchen. To the first floor are three well-proportioned bedrooms, a family bathroom and a cupboard off the landing which houses the boiler.

Externally – To the front of the property is a lawn area and a hard standing driveway leading up to the garage. The rear garden of the property is fully enclosed, laid predominantly to lawn and has herbaceous borders along the perimeter.

#### **Location**

Bar Hill is a lively and well-served village developed over the last 40 years, just a short distance North West of Cambridge and is surrounded by open countryside. There are excellent local facilities which include shopping, a large Tesco store, schooling, library, and the excellent facilities of the Bar Hill Hotel golf course and sports centre.

#### **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**

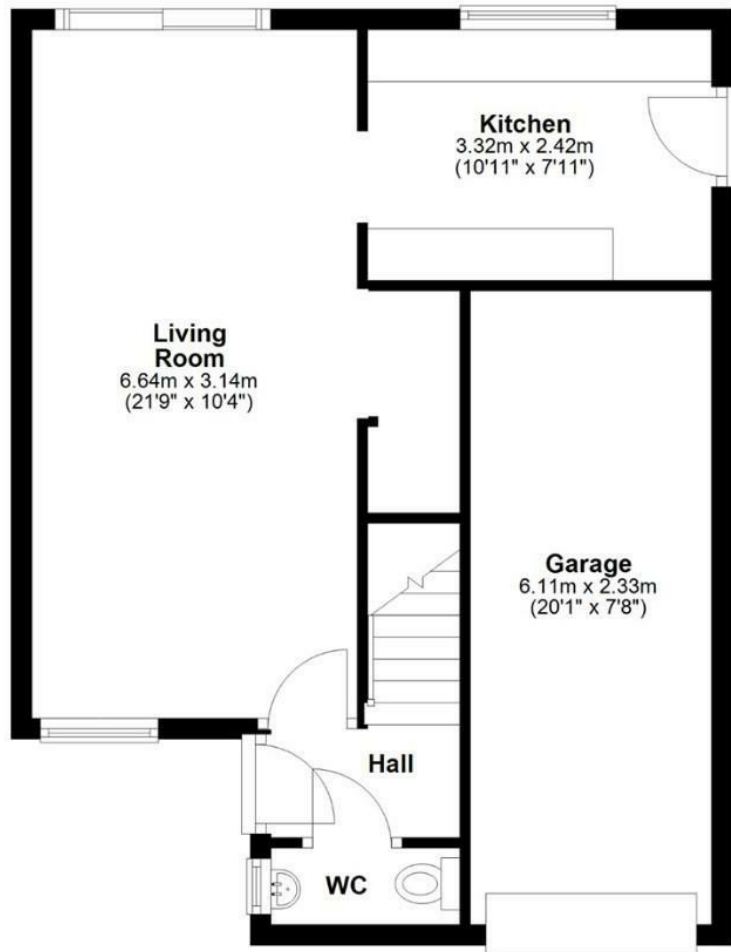
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

#### **Viewing**

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



## Ground Floor



## First Floor



Approx. gross internal floor area 81 sqm (875 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	68	
(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



