



Wimpole Road, Barton, Cambridge
CB23 7AB

Pocock + Shaw

29 Wimpole Road
Barton
Cambridge
CB23 7AB

A thoroughly improved and refurbished semi detached house with long south facing garden in a highly popular and well served village.

- Refurbished and improved
- Sitting room
- Kitchen/dining room
- Conservatory
- Cloakroom & shower room
- 2 Double bedrooms
- Large first floor bathroom
- 165ft south facing rear garden
- Off road parking
- Popular village just 3 miles from Cambridge

Offers Over £425,000



Barton is a small, attractive and popular village just 3 miles west of Cambridge, off the A603 and close to an access onto the M11 motorway. There are a number of shops in the village and Burwash Manor also has a group of some fifteen shops and tea room. This semi detached house is situated on Wimpole Road, opposite the entrance to Holben Close.

The house has been refurbished and improved and is in good decorative order. The original third bedroom is now a roomy bathroom and there is a ground floor cloakroom and shower room. The living accommodation is practical with a sitting room, an attractive kitchen/dining room and conservatory. There is double glazing, oil central heating and off-road parking. Another feature is the attractive south facing rear garden which is in excess of 165ft long.

ENTRANCE HALL with uPVC double glazed entrance door, dado rail, radiator and cupboard under stairs with shelf and lighting.

COAKROOM with wc and radiator.

SHOWER ROOM with large shower cubicle, hand basin with cupboard below, tiled floor and wall tiling around the fittings, tubular radiator/heated towel rail.

FRONT SITTING ROOM 11'2" x 11'2" (3.40 m x 3.40 m) with tiled fireplace and cast iron multi fuel stove, fitted alcove cupboards, picture rail and radiator.

KITCHEN/DINING ROOM A semi-open plan area comprising:

DINING AREA 12'2" x 9'10" (3.70 m x 3.00 m) with laminate flooring, radiator, wall light points, store cupboard and opening to

KITCHEN AREA 12'6" x 5'11" (3.80 m x 1.80 m) with worksurfaces with cupboards and drawers below, inset sink unit, plumbing for washing machine, wall cupboards, tiled surrounds, ceramic tiled floor glazed double doors to

CONSERVATORY 12'2" x 9'10" (3.70 m x 2.99 m) with ceramic tiled floor, glass double glazed roof and double

glazed double doors to garden, power and lighting. Wall mounted electric heater.

FIRST FLOOR

LANDING with access to roof space.

FRONT BEDROOM 1 14'1" x 10'10" (4.30 m x 3.30 m) with attractive cast iron fireplace, radiator, fitted wardrobe cupboard and drawer unit to one wall.

REAR BEDROOM 2 12'2" x 9'10" (3.70 m x 3.00 m) with cast iron fireplace and radiator.

BATHROOM 8'6" x 7'3" (2.60 m x 2.20 m) with white bathroom, hand basin and WC, tiled surrounds and radiator.

OUTSIDE

FRONT GARDEN with screen fencing, gravel and paved areas and driveway parking. 13'6 wide side area.

LONG ATTRACTIVE REAR GARDEN Large southerly facing paved terrace adjacent to the rear of the property, lawn, flower beds, shrubs, trees and garden shed.

Oil tank, oil boiler externally mounted to the side of the house.

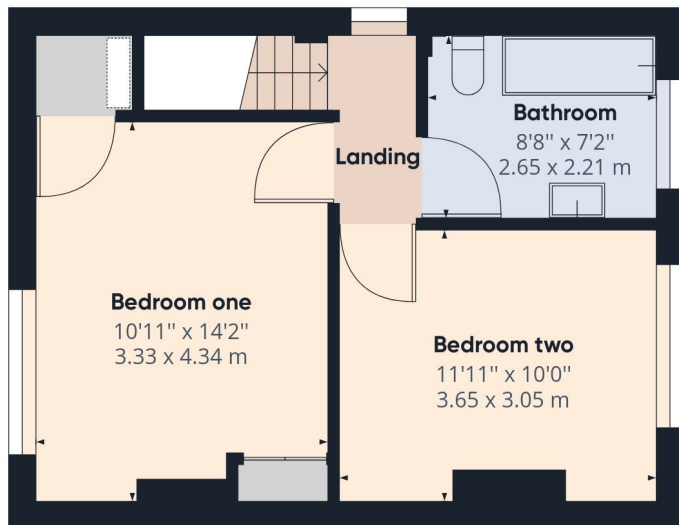
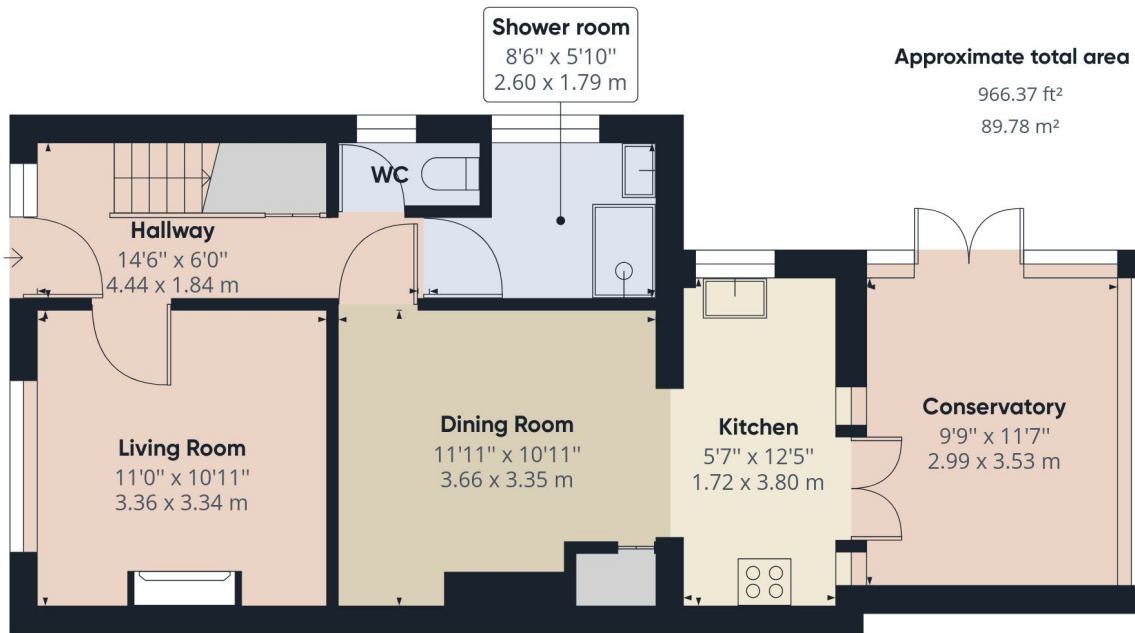
SERVICES Electricity, water and drainage.

TENURE Freehold

COUNCIL TAX Band C

Viewing By Arrangement with Pocock & Shaw





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
			85



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested