



Almond Grove, Bar Hill, Cambridge
CB23 8DU

Pocock + Shaw

30 Almond Grove
Bar Hill
Cambridge
Cambridgeshire
CB23 8DU

A beautifully presented three bedroom bungalow, perfectly set on a large mature corner plot, just a short walk away from shops and the primary school.

- Entrance lobby
- Large well appointed sitting room
- Dining area
- Two well fitted kitchens
- Inner hall
- Three bedrooms
- Shower room
- Gas radiator heating system
- Off road parking
- Large rear garden

Offers in region of £350,000



A beautifully presented bungalow, ideally located on a good sized corner plot. With a large sitting room, dining area, and at present configured with two kitchens, one of which could be converted into a bedroom/ study reception room. Three main bedrooms and a shower room.

Bar Hill is just over seven miles north of the historic city of Cambridge, with a mainline railway station and a wide range of shops and amenities. Within Bar Hill there is a primary school, and several shops including a large Tesco store.

Double glazed entrance door

Entrance lobby Open to dining area, door to inner hall. Wood block flooring.

Sitting room 22'9" x 16'10" (6.93 m x 5.13 m) Large double patio doors opening to the rear garden, feature fireplace with flame effect fireplace, marble hearth and surround with contrasting wood mantle. Radiator and vaulted ceiling.

Dining area 8'0" x 7'6" (2.41 m x 2.29 m) Wood block flooring and eaves storage cupboards. Two doors opening to kitchens.

Kitchen one 15'10" x 7'6" (4.83 m x 2.29 m) Recently fitted range of units with wood effect work surface and inset single drainer stainless steel sink unit with double base unit. Continuation of work surface with further base units and matching wall mounted cupboards and floating shelves, ceramic tiled splashback. Window and door to the front

Kitchen two 8'5" x 8'1" (2.57 m x 2.46 m) Well fitted range of units set under a rolled edge work surface with inset stainless steel one and a quarter bowl single drainer sink unit, range of base units, continuation of work surface and base units to opposing wall, inset four burner ceramic hob and stainless steel single oven. Matching range of wall cupboard and ceramic tiled splashback, windows to the front and side.

Inner hall way Double cloaks hanging cupboard and two single fitted cupboards.

Bedroom one 12'0" x 9'7" (3.66 m x 2.92 m) Window to the rear, double and single fitted wardrobe, radiator and coved cornice.

Bedroom two 11'7" x 8'3" (3.53 m x 2.51 m) Window to the rear, radiator and coved cornice.

Bedroom three 8'3" x 7'4" (2.51 m x 2.24 m) Window to the front, radiator and coved cornice. Alcove for double wardrobe.

Shower room Fitted white suite with pedestal wash basin, close coupled WC and shower cubicle with Mira fitted shower. Ceramic tiled floor, window to the front and radiator.

Outside Driveway to the front providing off road parking for two vehicles, gated pedestrian access to an enclosed front gravelled courtyard, with shrubs and bushes. Gated pedestrian access to:

Rear garden A large well tended garden, with main lawn area, patio and gravelled patio and path. Timber fencing and hedge to boundaries.

Services All mains services are connected

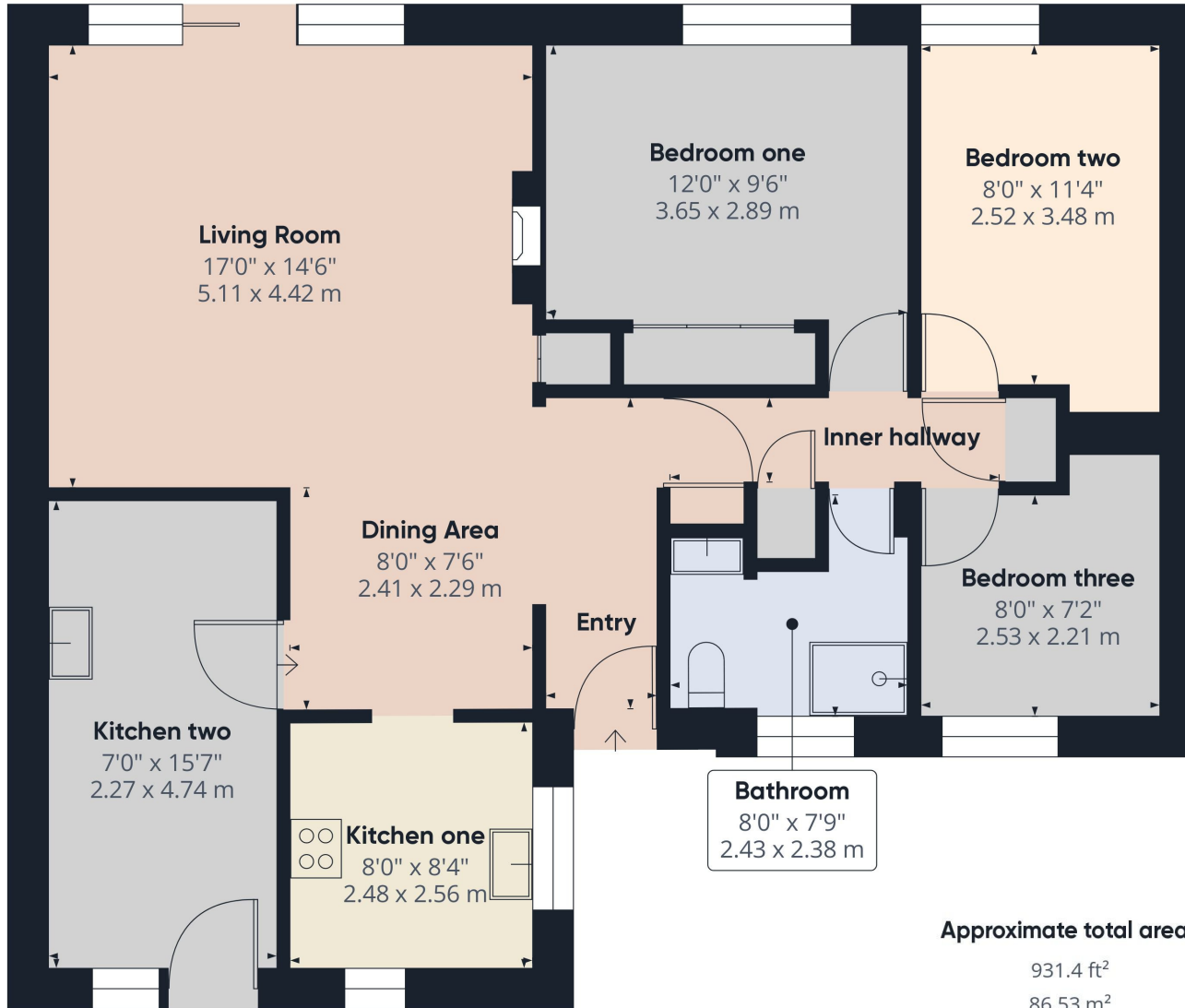
Tenure The property is Freehold

Council Tax Band C

Viewing By Arrangement with Pocock + Shaw



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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