



The Brambles, Bar Hill, Cambridge  
CB23 8SZ

**Pocock+Shaw**



107 The Brambles  
Bar Hill  
Cambridge  
Cambridgeshire  
CB23 8SZ

A well presented and extended one bedroom house with garden in the popular north city location of Bar Hill.

- Corner one bedroom house
- Tucked away position
- Extended to ground floor
- Well presented accommodation
- Kitchen/ Dining room
- Sitting room/potential bedroom 2
- Cloakroom and shower room
- Garden with patio area and lawn
- Off street parking
- No upward chain

Guide Price £249,000





Bar Hill is a lively 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.

This one bedroom corner house has been extended and now provides comfortable and well planned accommodation over two floors. The property enjoys a tucked away position and is approached by a pathway from the parking area.

**Agents Note: The property has been subject to historic movement. We understand this has now been addressed and supporting documentation is available from our office on request.**

Offered with no upward chain, the accommodation in detail comprises;

#### Ground Floor

**Storm porch** with lighting, utility cupboard with gas central heating boiler, glazed upvc door to

**Entrance lobby** with recessed ceiling spotlights, radiator, coat hooks, ceramic tiled flooring, opening onto

**Cloakroom** with window to front, vanity wash handbasin with tiled splashbacks and mirror over, part tiled walls, WC, radiator, ceramic tiled flooring, extractor fan.

**Kitchen/ Dining room** 18'2" x 10'4" (5.53 m x 3.15 m) with comprehensive range of fitted wall and base units with roll top work surfaces and upstands, built in electric hob with composite stone splashbacks and stainless steel chimney extractor hood over and electric oven below, stainless steel sink unit and drainer, space and plumbing for washing machine, space for fridge/freezer, ceiling mounted spotlight unit, understair storage recess with lighting, radiator, part vaulted ceiling, staircase to first floor, large ceramic tiles to the floor of the kitchen area, laminate wood flooring to the dining area, glazed double doors to

**Sitting area/potential bedroom 2** 12'0" x 10'4" (3.67 m x 3.15 m) with window to side, patio doors to paved patio area, radiator, laminate wood flooring, roof void access hatch.

#### First Floor

**Landing** Recessed ceiling spotlights, laminate wood flooring, doors to

**Bedroom** 12'7" x 9'9" (3.83 m x 2.96 m) with velux window to rear, radiator, recessed ceiling spotlights, laminate wood flooring.

**Shower room** with window to front, WC, mainly tiled walls, fully tiled and enclosed shower cubicle with chrome shower unit, vanity wash handbasin with mirror/cupboard and shaver point over, chrome heated towel rail, loft access hatch, extractor fan, recessed ceiling spotlights, ceramic tiled flooring.

**Outside** The property enjoys a 'tucked away' position on a corner plot approached by a pedestrian pathway from the parking area. Low maintenance enclosed garden with gravelled and paved patio areas.

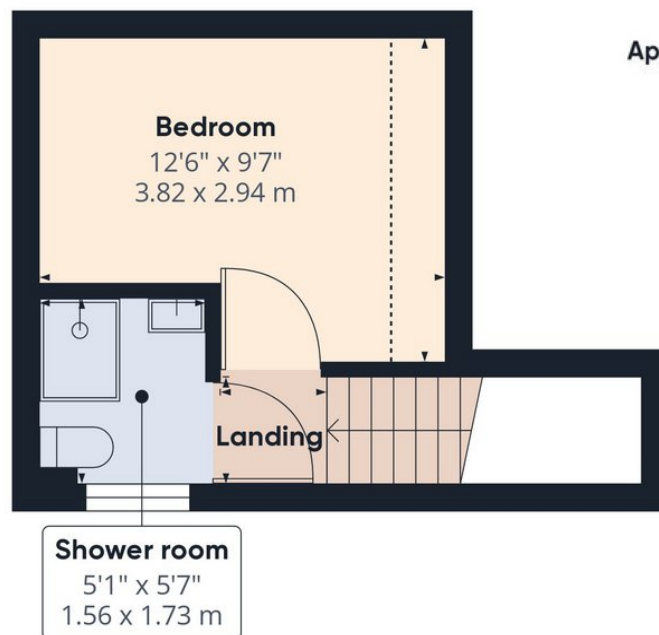
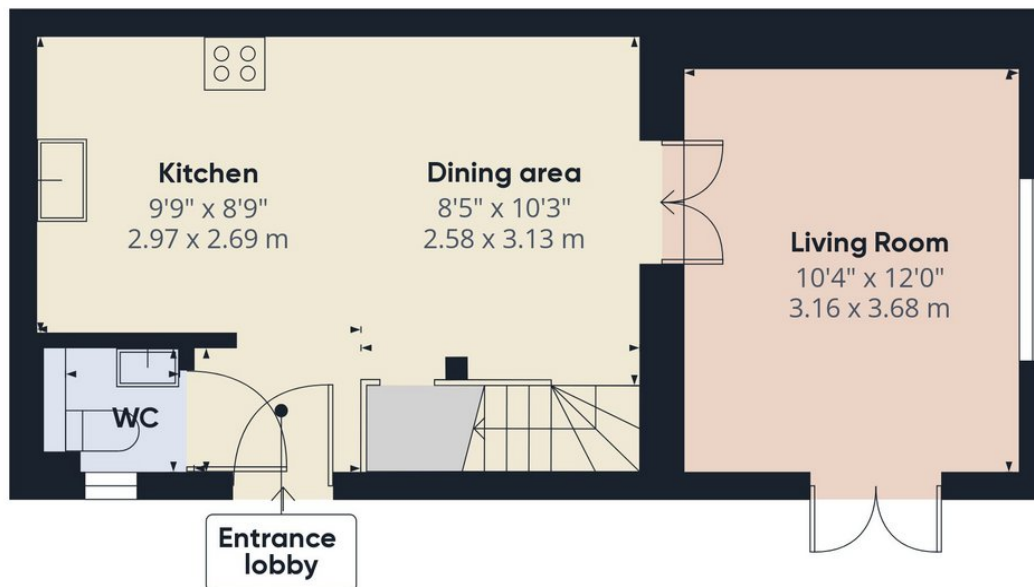
**Services** All mains services.

**Tenure** The property is Freehold

**Council tax** Band B

**Viewing** By Arrangement with Pocock + Shaw





Approximate total area

515.16 ft<sup>2</sup>

47.86 m<sup>2</sup>

Reduced headroom

14.85 ft<sup>2</sup>

1.38 m<sup>2</sup>



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		91
(81-91) <b>B</b>		
(69-80) <b>C</b>		68
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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

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