



The Brambles, Bar Hill, Cambridge
CB23 8SZ

Pocock+Shaw

13 The Brambles
Bar Hill
Cambridge
Cambridgeshire
CB23 8SZ

A well presented two bedroom semi-detached house enjoying a pleasant cul de sac position within this well-served village to the north of the city.

- Semi-detached house
- Cul de sac location
- Well served village
- Spacious Living room
- Fitted kitchen
- Conservatory
- Recently fitted carpets
- New gas central heating boiler
- Garage and driveway parking
- Bike store/shed
- No upward chain

Guide Price £295,000



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, the excellent facilities of the Bar Hill Hotel golf course and sports centre, as well as a regular bus service to Cambridge and St Ives.

The property offers well proportioned accommodation with new carpets fitted in 2024 and a new central heating boiler.

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

Ground Floor Part glazed upvc front door to

Porch with coathooks, radiator, laminate wood flooring, glazed door to

Living room 17'2" x 12'2" (5.23 m x 3.70 m) with window to front, stone faced fireplace with tiled hearth and inset electric fire (adjacent gas point), dado rails, two radiators, wall light points, TV point, stairs to first floor, laminate wood flooring, shelf to one wall, glazed door to

Kitchen 12'1" x 7'0" (3.69 m x 2.14 m) with window to side, excellent range of pine fronted wall and base units with roll top work surfaces and tiled splashbacks, Cannon gas cooker, space and plumbing for washing machine, space for dishwasher, stainless steel sink unit and drainer with mixer taps, worktop with fridge and freezer below (both less than 2 years old), radiator, extractor fan, window and part glazed door to

Conservatory 10'0" x 7'3" (3.05 m x 2.22 m) upvc conservatory on brick base with windows and part glazed door to garden, roof vent, built in cupboards to one wall, radiator, power, lighting, laminate wood flooring.

First Floor

Landing with loft access hatch, dado rail, doors to

Bedroom 1 12'2" x 8'10" (3.71 m x 2.68 m) with window to front, good range of built in bedroom furniture including a mirror fronted wardrobe, shelving and drawer units, radiator.

Bedroom 2 12'2" x 7'0" (3.71 m x 2.13 m) with window to rear, radiator, airing cupboard with new Ideal gas combination boiler (installed January 2025).

Bathroom with window to side, panelled bath with Mira Combiforce 415 shower unit over, fully tiled walls, WC with adjacent recessed shelf and mirror fronted cabinet over, wash handbasin with shelf, mirror and light over, radiator, recessed ceiling spotlights, extractor fan.

Outside Open plan front garden area with lawn and shaped evergreen shrubs/hedging, secure gate, path, water tap, lighting, leading to rear garden. Adjacent brick paved driveway providing off road parking for one vehicle and leading onto the

Garage 16'3" x 8'0" (4.96 m x 2.45 m) with aluminium up and over door to front, power and lighting, wall cupboards.

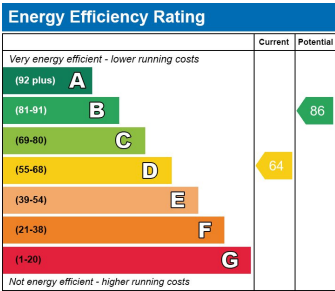
Rear garden 25'3" x 24'7" (7.70 m x 7.50 m) Paved patio area extending to a further paved seating area and adjacent lawn, bike store/shed, further timber shed, various flower and shrub borders, small trees.

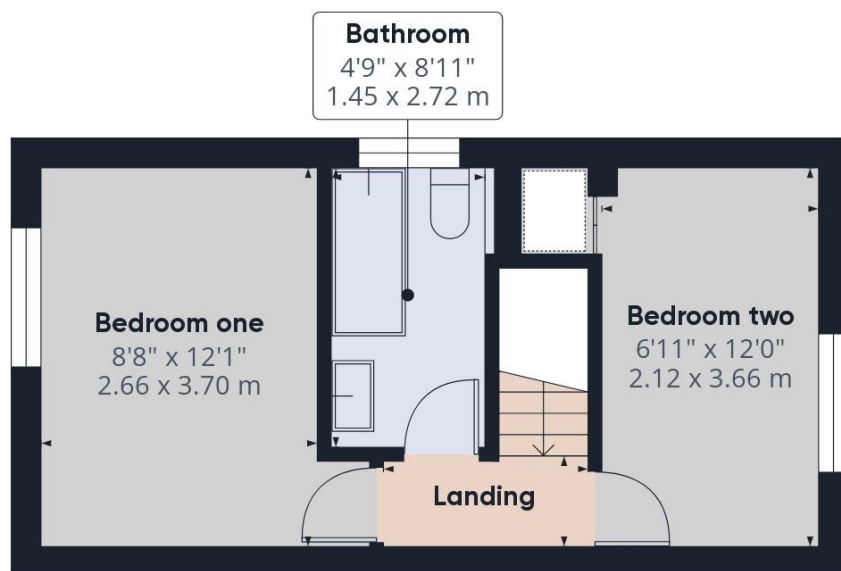
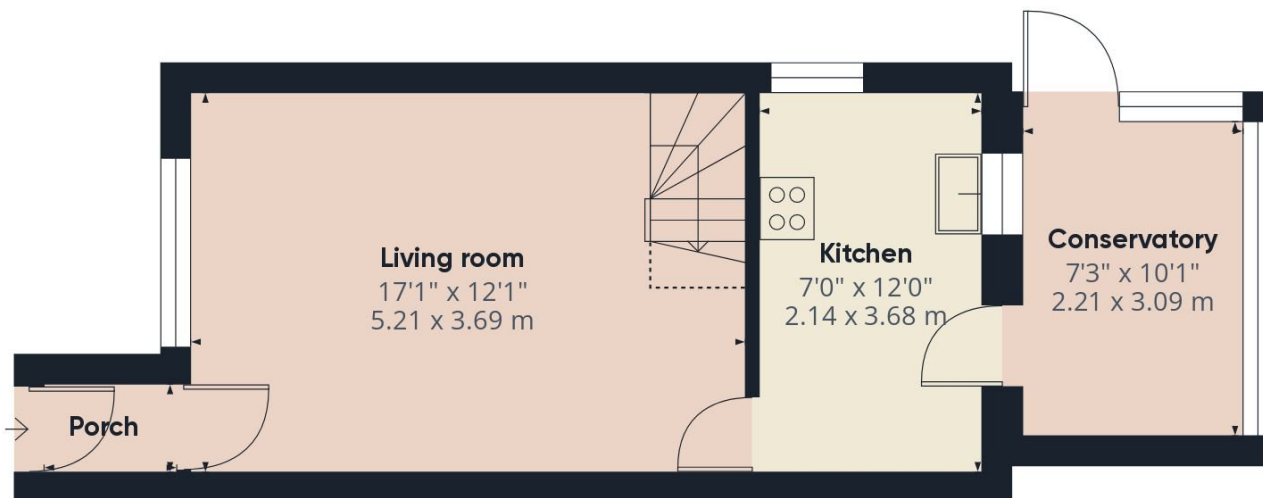
Services All mains services

Tenure The property is Freehold

Council Tax Band C

Viewing By Arrangement with Pocock + Shaw





Approximate total area

787.39 ft²

73.15 m²

Reduced headroom

10.17 ft²

0.94 m²



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

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