



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 £289,000





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.

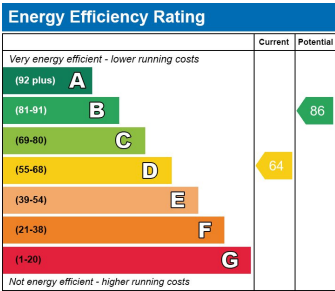
**Rear garden** 25'3" x 24'7" (7.70 m x 7.50 m) Paved patio area extending to a further paved seating area and adjacent lawn, bike store/shed, further timber shed, various flower and shrub borders, small trees.

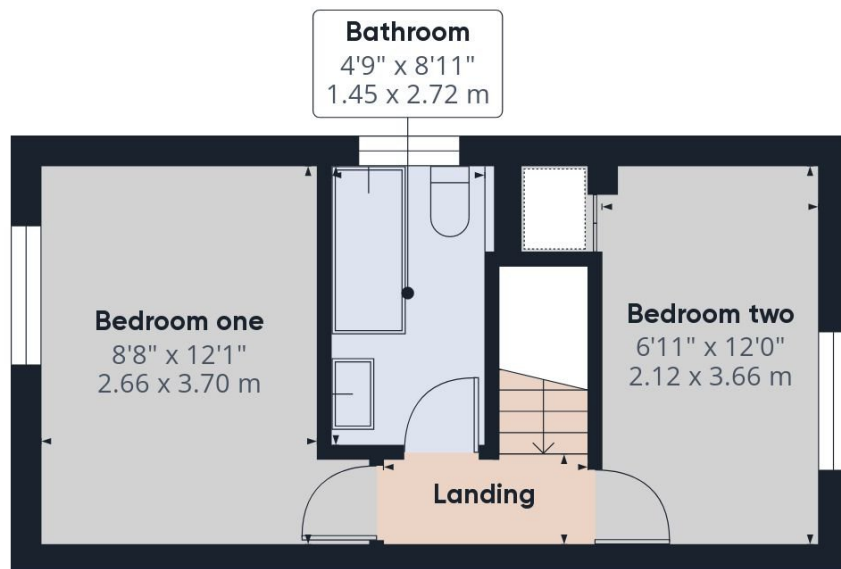
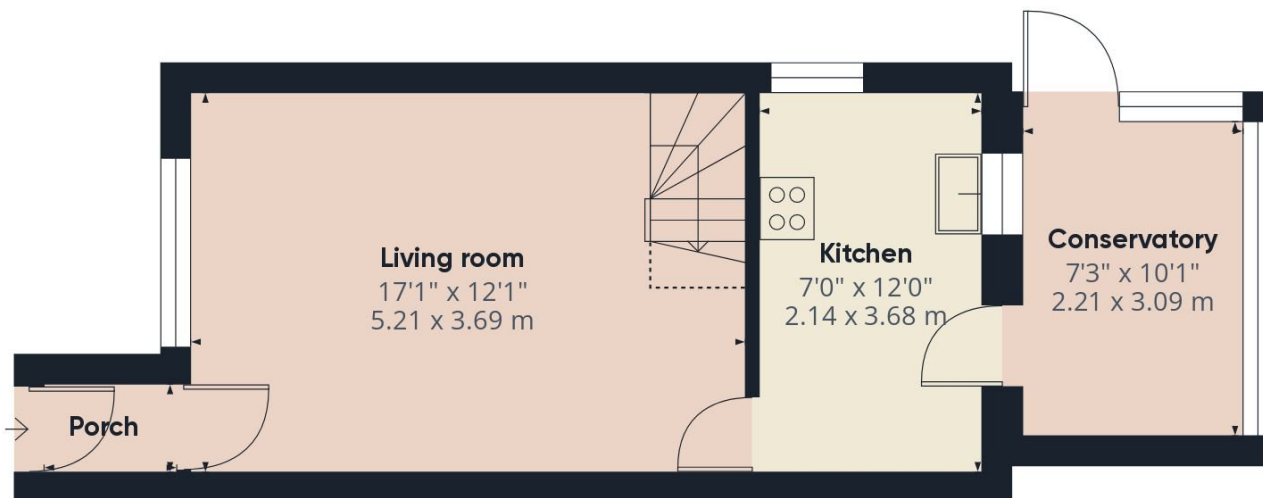
**Services** All mains services

**Tenure** The property is Freehold

**Council Tax** Band C

**Viewing** By Arrangement with Pocock + Shaw





#### Approximate total area

787.39 ft<sup>2</sup>

73.15 m<sup>2</sup>

#### Reduced headroom

10.17 ft<sup>2</sup>

0.94 m<sup>2</sup>



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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