



Otter Close, Bar Hill
CB23 8EA

Pocock + Shaw

4 Otter Close
Bar Hill
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A beautifully presented and updated terraced family home offering light and spacious accommodation arranged over two floors. The property features a refitted kitchen and bathroom and an open plan living room with French doors to an attractive 50ft rear garden. Further benefits include gas central heating, double glazing and garage.

- Three bedroom terraced house
- Popular location
- Close to a wide range of amenities
- Double glazing throughout
- Gas radiator central heating
- Garage
- 50ft rear garden
- Refitted kitchen open plan to the living room

Guide Price £325,000



Bar Hill is a thriving village community situated just 6 miles NW of Cambridge, off junction 25 of the A14 and well placed for easy access to other principal road routes including the A1, A428 and M11. The village has a wide range of shops including a Tesco Extra superstore and other facilities include a regular bus service, doctor's surgery, dentist, community centre and a library with a post office counter, recreation ground and sports and social club. The primary school feeds into Swavesey Village College for secondary education.

Hall Partly glazed hall door with double glazed window to the side, feature brick walls and engineered oak flooring. Radiator, stairs to first floor, open through to the kitchen.

Kitchen 10'0" x 7'5" (3.05 m x 2.26 m) Refitted with a smart range of wall and base units. Extensive wooden working surfaces with inset sink and mixer tap. Fitted induction hob with a canopy hood and double electric oven under. Fitted appliances include a dishwasher and fridge freezer. Attractive tiled splashbacks and flooring, double glazed window to the front, range of recessed spotlights. Open to living room

Living Room 20'10" x 12'1" (6.35 m x 3.68 m) Attractive open plan room with engineered oak flooring and full with range of double glazed doors to the garden, large under stairs storage cupboard with hanging and shelving, range of recessed lighting, recessed storage and display plinths

Landing Engineered oak flooring, radiator, airing cupboard containing a Vaillant central heating boiler and shelving, loft access to roof space

Bedroom 1 14'0" x 9'7" (4.27 m x 2.92 m) Two double glazed windows to the front, engineered oak flooring, radiator

Bedroom 2 9'0" x 7'7" (2.74 m x 2.31 m) Engineered oak flooring, radiator, double glazed window to the rear

Bedroom 3 9'0" x 7'7" (2.74 m x 2.31 m) Double glazed window to the rear, radiator, engineered oak flooring

Bathroom Refitted white suite comprising a panelled bath with mixer taps, low level WC, wash hand basin with mixer taps and shower attachment. Velux roof light and contemporary radiator

Outside Drive way parking offering space for one car. Up and over door to single garage 16x8'3 plumbing for a washing machine and a personal door. Side pathway leading to the front patio/courtyard with flower and shrub bed.

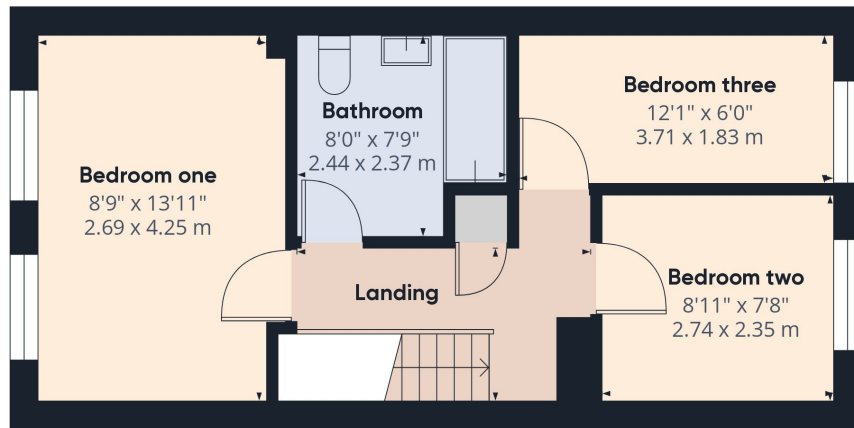
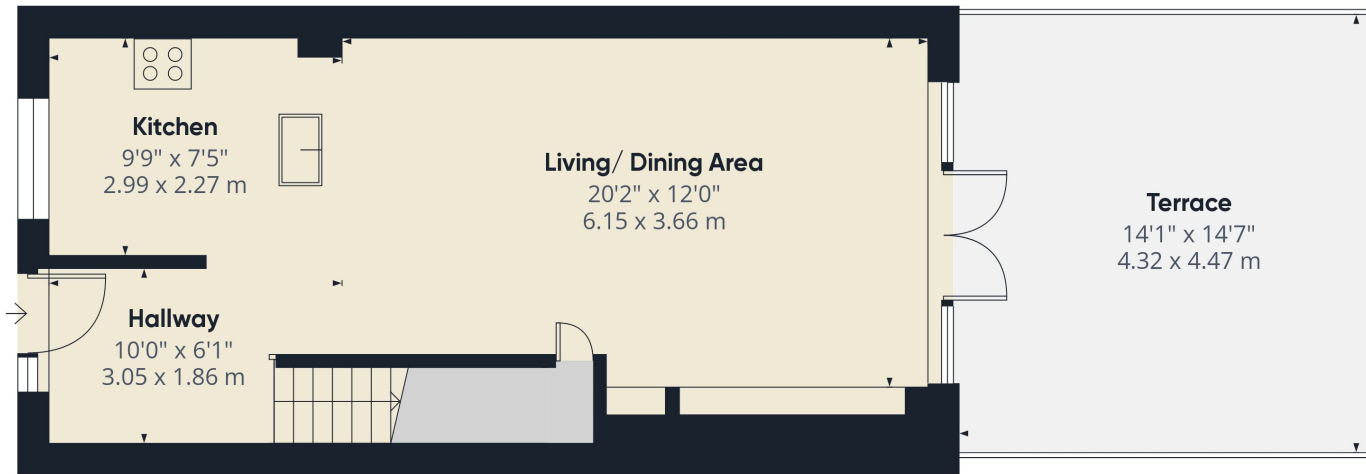
The westerly rear garden is enclosed with panel fencing and commences with an attractive decked area stepping down to an established lawn. There is a gravel pathway offering access to a timber summerhouse and gated rear access and in all extending just over 50ft.

Tenure The property is Freehold

Council Tax Band C

Viewing By Arrangement with Pocock + Shaw





Approximate total area

783.5 ft²

72.79 m²

Balconies and terraces

202.15 ft²

18.78 m²



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		86
(69-80)	C	71	
(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

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