



Little Meadow, Bar Hill, Cambridge
CB23 8TD

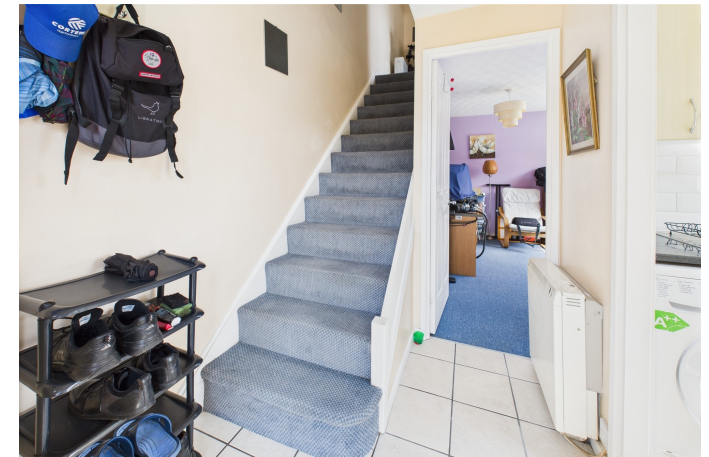
Pocock+Shaw

17 Little Meadow
Bar Hill
Cambridge
Cambridgeshire
CB23 8TD

A bright and airy one bedroom house enjoying a cul de sac position within this popular 'village' just to the north of the city.

- One bedroom house
- Living room
- Fitted kitchen
- Electric heating and double glazing
- First floor landing with study potential
- Double bedroom with deep built in wardrobe
- Garden to front
- Off street parking
- No upward chain

Guide Price £215,000



Bar Hill is a thriving village approximately four miles northwest of Cambridge and offers excellent access into Cambridge with a regular bus service, located just off the A14. The village has a shopping mall, including Next, Costa Coffee, a Tesco Extra supermarket, as well as a library with Post Office counter, primary school (catchment for Swavesey VC), public house, doctors surgery, dentist, a championship 18 hole golf course and a hotel and spa with swimming pool. Wonderful countryside surrounds the village, with far reaching views and walks to be enjoyed.

This one bedroom house enjoys an excellent and slightly elevated position within this residential cul de sac. The accommodation is bright and airy and ideally suited to a first time buyer. The large recess on the first floor landing is ideal for a home office/study area. Externally, there is a sunny front garden area with lawn and well tended borders, as well as off street parking space to the rear.

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

Ground Floor

Porch with part glazed door to

Entrance hallway with stairs to first floor, electric fuse box, built in shelved cupboard, ceramic tiled flooring, wall mounted electric storage heater, doors to

Kitchen 7'2" x 5'10" (2.18 m x 1.78 m) with window to front, good range of fitted wall and base units with roll top work surfaces and tiled splashbacks, built in four ring electric hob with extractor hood over and electric oven below, under counter fridge, under counter Bush washing machine, one and a quarter bowl stainless steel sink unit and drainer, ceramic tiled flooring.

Living room 12'2" x 11'11" (3.70 m x 3.64 m) with large window to front, wall mounted electric storage heater, spacious under stairs cupboard.

First Floor

Landing spacious landing area with scope to create a desk/home study/office area, loft access, doors to

Double Bedroom 8'9" x 13'1" (2.67 m x 3.98 m) with window to front, wall mounted electric panel heater, airing cupboard with factory lagged hot water tank and slatted wood shelving, double doors to deep built in wardrobes with double hanging rail and shelving.

Bathroom with window to front, panelled bath with fully tiled surround, mixer taps and glass shower screen over, extractor fan, wash handbasin, WC with concealed cistern, fully tiled walls with inset mirror, laminate wood flooring.

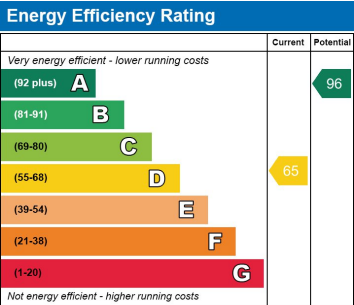
Outside Low maintenance slate chipped area to side with timber storage box and path to entrance door. Lawned front garden area with attractive and well stocked flower and shrub borders. Outside tap. Off street parking space to rear.

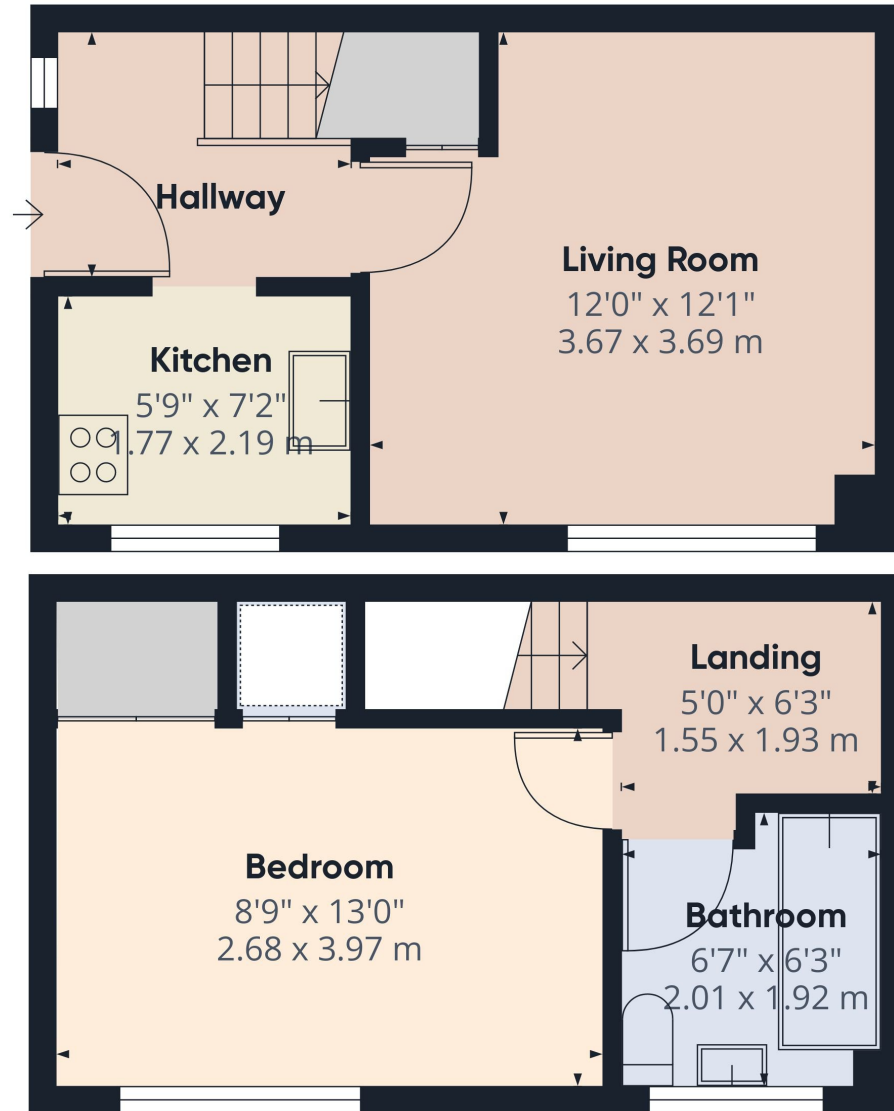
Services Mains water, electricity and drainage.

Tenure The property is Freehold.

Council Tax Band B

Viewing By Arrangement with Pocock + Shaw





Approximate total area

431 ft²

40 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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