



122 The Spinney
Bar Hill, Cambridge, CB23 8TW

Guide price £215,000



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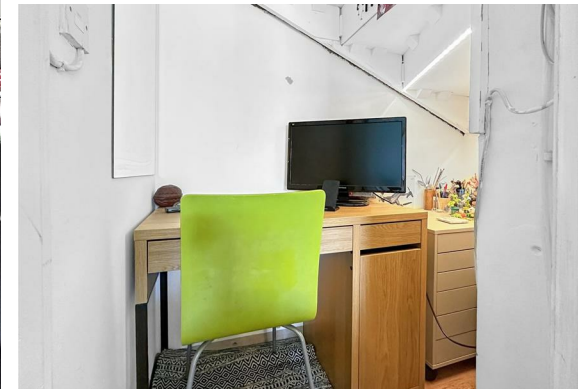
- Great starter home or buy-to-let property
- Easy access to Cambridge
- 2 Parking spaces

A modern and improved 1-bedroom semi-detached house with 2 designated off-road parking spaces. Perfect for a first-time buyer or as a buy-to-let investment.

The entrance porch has a cupboard and leads into the living room. The living room is dual aspect, has replaced flooring and there is a deep understairs storage area. The kitchen has been refitted and there are plenty of cupboards. There is a five ring 'Premier Range' gas hob with an extractor hood and an electric oven.

Upstairs, a cupboard on the landing houses the combination gas boiler. There is a good size double bedroom with a window and access to the loft. Drawings have been completed in case a potential buyer wants to convert the loft space into a further bedroom with a dormer window, subject to the relevant permissions being obtained.

The bathroom has been refitted, has a large shower unit, built-in





cupboards and a heated towel rail. All the windows and doors are double glazed.

Outside there is a front and side garden and two allocated parking spaces.

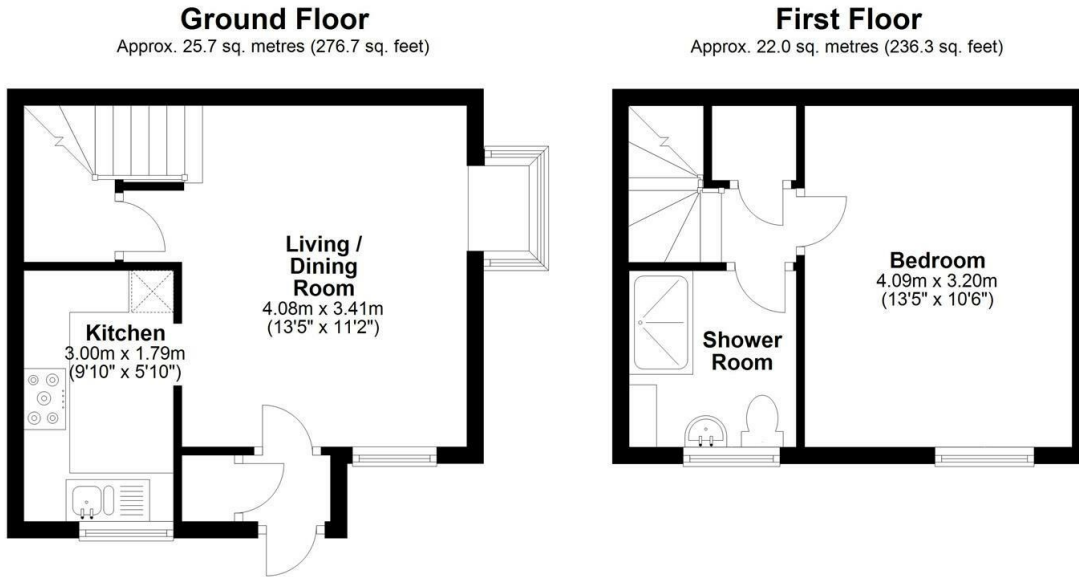
Bar Hill is a popular and well-served village with excellent facilities, shopping, and schools. It is located about 5 miles northeast of Cambridge and the newly upgraded A14 offers an excellent and quick route into the city.

SatNav: CB23 8TW

What3Words:///boss.springing.suppose



Floor Plan



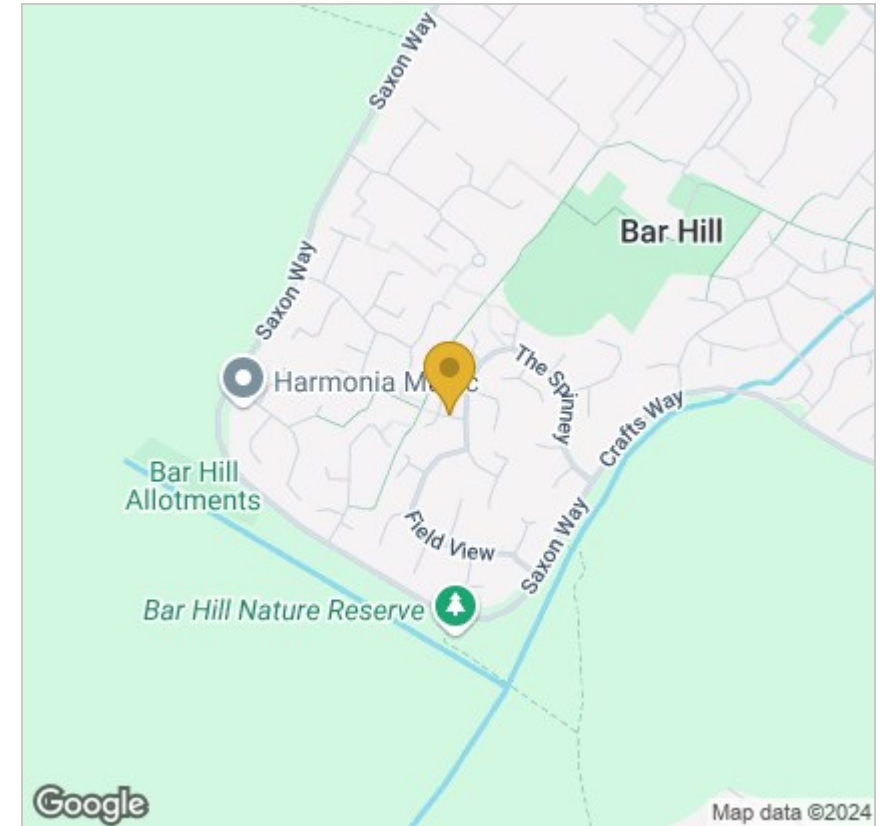
Total area: approx. 47.7 sq. metres (513.0 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

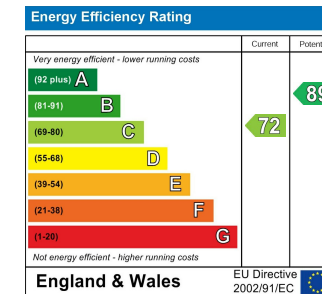
Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold
Council tax band: B

Area Map



Energy Efficiency Graph



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