

ENTRANCE HALL 9' 0" x 6' 1" (2.74m x 1.85m) Front facing window, stairs to first floor, radiator and wooden flooring.



KITCHEN 9' 10" x 7' 7" (3m x 2.31m) Front facing window, range of high and low level white gloss cupboard units, stainless steel sink with mixer tap, plumbing for washing machine and slimline dishwasher, built-in oven and four ring gas hob with extractor hood over and wooden flooring.

LOUNGE/DINER 20' 5" x 13' 11" max (6.22m x 4.24m) French doors to rear garden, two under stairs storage cupboards and two radiators.

FIRST FLOOR LANDING Loft access and airing cupboard housing Vaillant gas combi boiler.

BEDROOM ONE 14' 0" x 9' 7" (4.27m x 2.92m) Front facing window and radiator.

BEDROOM TWO 12' 1" x 5' 1" (3.68m x 1.55m) Rear facing window and radiator.

BEDROOM THREE 9' 0" x 7' 8" (2.74m x 2.34m) Rear facing window and radiator.

BATHROOM 7' 10" x 7' 9" (2.39m x 2.36m) Low level WC with concealed cistern, wash hand basin with mixer tap and vanity cupboard below, panelled bath with shower attachment over, mirrored bathroom cabinet, extractor fan and heated towel rail.

PARKING AND GARDENS Rear garden is laid to lawn with a patio area accessed from the living room and decked seating area at the back.

To the front is a small front garden and single garage with parking space in front located opposite.

LOCATION AND FACILITIES Bar Hill can be found just off the A14 at junction 29, approximately 4 miles north-west of Cambridge city centre and 13.2 miles from the centre of St Ives. Bar Hill is a thriving purpose-built village, with a regular bus service. With expansion of the A14 now completed, this village will benefit from better access to Cambridge, A1, A428 and M11. With cycle paths into Cambridge and pedestrian/cycle paths

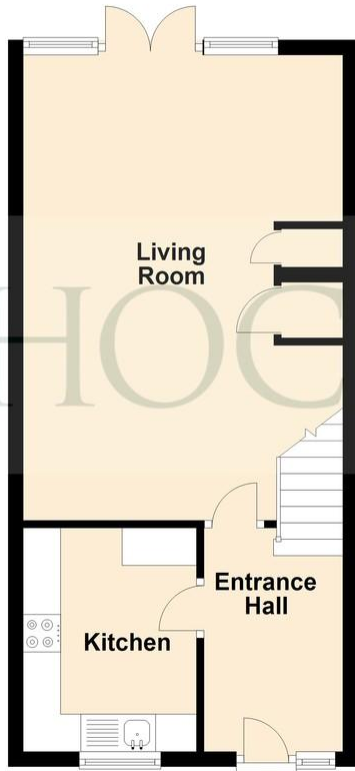


connecting Bar Hill to Longstanton, which neighbours Northstowe where you can travel on the guided busway heading to St Ives and Cambridge, the Science Park and Addenbrooke's Hospital.

The village offers a collection of shops with most located within The Mall and comprises a Costa Coffee, fish and chip shop, Choice clothing. Within the Tesco Extra superstore is a coffee shop and restaurant, a large clothing section, opticians, pharmacy and beauty and health food concessions. The village has a wonderful community spirit, is diverse and offers lots to do for people of all ages, with a community centre popular for groups to hold meetings, a library with post office counter. Other facilities include a public house, doctor's surgery, dentist, an 18 hole golf course, hotel and spa with swimming pool and gym, park, village green and social club. The successful primary school feeds into Swavesey Village College, which is rated outstanding by Ofsted.



Ground Floor



First Floor



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29 Gladeside, Bar Hill, Cambridge, CB23
8DY

£285,000 Freehold

A fully updated three bedroom house with garage opposite. The property benefits from a modern refitted kitchen & bathroom, a large lounge/diner with French doors to garden, a generous entrance hall and recently replaced double glazing. Outside, there is a rear garden with patio and decked area, garage with parking space in front.



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