34 Apple Trees, Bar Hill, Cambridge, CB23 8SJ

Guide Price £300,000 Freehold

REDMAYNE ARNOLD & HARRIS

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OCCUPYING A PLEASANT POSITION WITHIN THE POPULAR VILLAGE OF BAR HILL, THIS WELL-PRESENTED TWO-BEDROOM TERRACE BUNGALOW OFFERS WELL-PLANNED AND VERSATILE ACCOMMODATION, IDEALLY SUITED TO FIRST-TIME BUYERS, DOWNSIZERS, INVESTORS OR THOSE SEEKING SINGLE-STOREY LIVING.

- Terraced bungalow
- 2 bedrooms, 1 bathroom, 2 reception rooms
- Gas fired central heating to radiators
- EPC - D / 66
- 742.7 sqft / 69 sqm
- Built circa 1983
- Garage and parking en bloc
- Council tax band - B

The accommodation is approached via an entrance hall leading to a bright and spacious lounge/dining room, providing an excellent space for both relaxing and entertaining. The adjoining kitchen is fitted with a comprehensive range of units, offering ample worktop and storage space together with room for everyday appliances.

There are two comfortable double bedrooms, complemented by a separate study, which provides an ideal home office, hobby room or occasional guest space. A well-appointed family bathroom completes the accommodation.

Outside, the enclosed rear garden has been thoughtfully designed for ease of maintenance, creating a private space to enjoy throughout the year with ample room for outdoor seating and potted planting. To the front of the property is off-road parking, while a garage en bloc provides additional parking, secure storage or workshop potential.

Location
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, and the excellent facilities of the Bar Hill Hotel golf course and sports centre.

Tenure
Freehold

Services
Mains services connected include; gas, electricity, water and mains drainage.

Statutory Authorities
South Cambridgeshire District Council
Council tax band-B

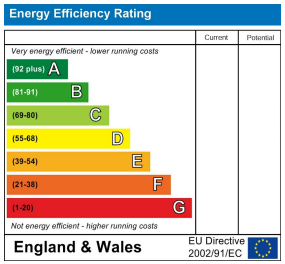
Fixtures and Fittings
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris

Floor Plan

Approx. 69.0 sq. metres (742.7 sq. feet)

Total area: approx. 69.0 sq. metres (742.7 sq. feet)



These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

COSY