

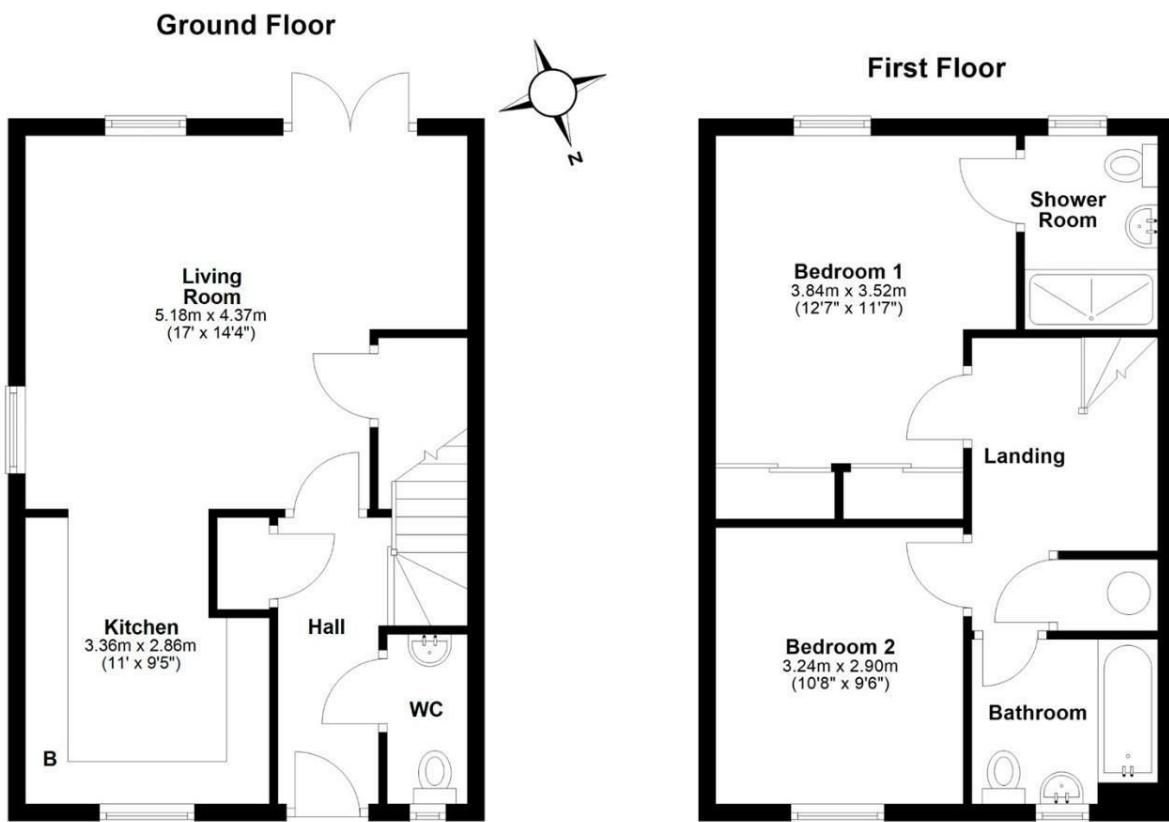


1 Harris Close, Hardwick, Cambridge, CB23 7EX

A modern semi-detached house, constructed by Hill Residential in 2021, beautifully presented throughout, making it an ideal first time buyer or investment purchase and located within this sought-after village.

- 2 bedroom semi-detached house
- 875 sqft /81 sqm
- 2 bathrooms, 1 reception room
- Constructed in 2021
- Driveway parking
- NHBC guarantee - 5 years remaining
- EPC - B / 89
- South-facing garden
- Gas-fired central heating to radiators
- Underfloor heating to ground floor

£400,000



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>					
(92 plus) A			(92 plus) A		
(81-91) B	89	91	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
<i>Not energy efficient - higher running costs</i>					
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		