



Hillcrest, Bar Hill
CB23 8TH

Pocock + Shaw

122 Hillcrest
Bar Hill
Cambridge
Cambridgeshire
CB23 8TH

A two bedroom semi detached house with a very good sized rear garden, single garage and ample off road parking. Offered with no upward chain.

- Entrance lobby
- Sitting room
- Kitchen dining room
- Landing
- Two bedrooms
- Bathroom
- Gas radiator heating
- Good sized rear garden
- Ample off road parking and single garage

Offers in region of £265,000



Set in this residential cul de sac north of Cambridge City, a two bedroom semi detached house with a very good sized rear garden, single garage and ample off road parking. Offered with no upward chain. The village has a primary school, large Tesco supermarket and several smaller shops.

Glazed entrance door

Porch Window to front. door to:

Sitting room 17'3" x 12'1" (5.26 m x 3.68 m) Stairs rising to the first floor, radiator, beech effect laminate flooring, door to:

Kitchen dining room 12'1" x 6'9" (3.68 m x 2.06 m) Fitted gloss white fronted units set under a contrasting black work surface, inset single drainer stainless steel sink unit, adjacent inset four burner stainless steel gas hob and single oven, extractor above. Matching wall mounted cupboards. Window to the rear and door to the rear garden.

Landing Access to loft space.

Bedroom one 12'2" x 8'10" (3.71 m x 2.69 m) Window to the front, radiator, triple fitted floor to ceiling wardrobe.

Bedroom two 12'2" x 6'8" (3.71 m x 2.03 m) Window to the rear, radiator, double fitted wardrobe and single over stairs cupboard.

Bathroom Fitted white suite with counter set wash basin, double cupboard beneath, enclosed cistern wc, and continuation of work surface. Bath with shower above, part ceramic tiling to the walls, heated towel rail radiator, window to the side.

Outside There is an open plan gravelled front garden area, driveway to the side offering ample off road parking, leading to:

Single garage Up and over door.

Rear garden A good sized garden, with lawn and patio area, further decked patio and seating area. Timber fencing to the side and rear boundaries.

Services All mains services are connected.

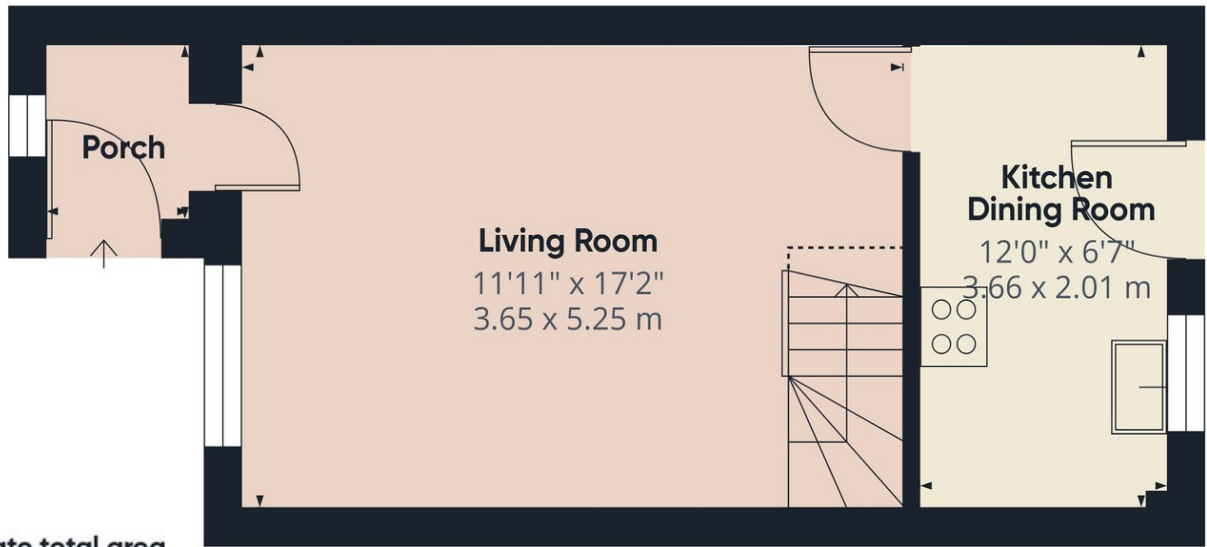
Tenure The property is Freehold

Council Tax Band C

Viewing By Arrangement with Pocock + Shaw



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

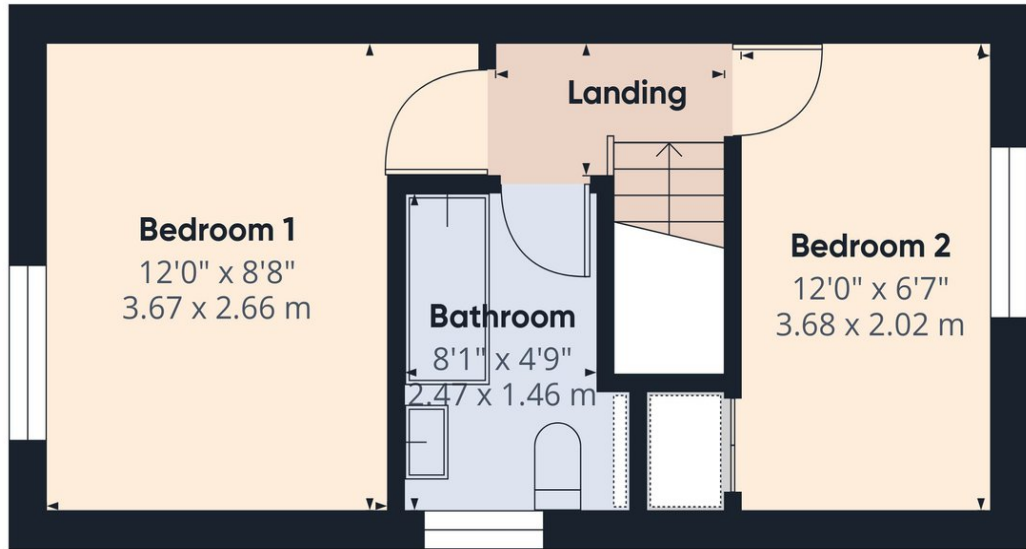


Approximate total area

563 ft²
52.2 m²

Reduced headroom

11 ft²
1.1 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