



35 Hollytrees  
Bar Hill, CB23 8SF

Guide price £295,000



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- Enclosed rear garden
- Garage and off-road parking
- Quiet village location

A well-presented two-bedroom mid-terraced home, offering an enclosed rear garden and off-road parking, located at the end of a quiet residential area in the village of Bar Hill.

The accommodation comprises on the ground floor, an entrance all providing access to the kitchen and living room, along with a useful understairs storage cupboard. The kitchen is well fitted with a range of wall and base units with work surfaces over, an integrated oven and gas hob, and space and plumbing for additional appliances. There is also room for a small breakfast or dining table. The living room is accessible from both the entrance hall and the kitchen, and opens into a spacious conservatory.

Stairs lead to the first-floor accommodation, where there are two bedrooms, including a good-sized double and a further single, both with built-in storage. The bathroom is fitted with a shower cubicle, basin, WC and heated towel rail.

Outside, the property is approached via a driveway providing off-road parking for two





vehicles, and further benefits from a garage en bloc. The rear garden is an attractive and well-maintained space, featuring a patio area adjoining the property, a lawn, a gravelled section and a fish pond. There is also a useful timber shed, and a secure gate provides rear access.

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.

Agents note- The seller is a relative of a member of staff at Gray & Toynbee.

SatNav: CB23 8SF

What3words: ///custodian.managed.unwanted



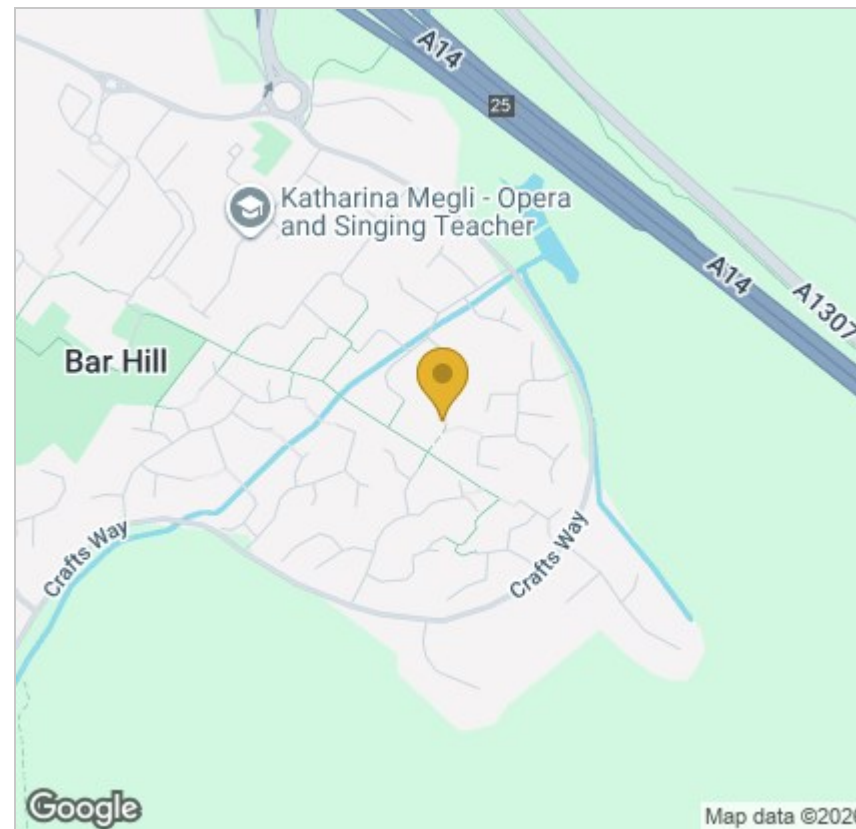
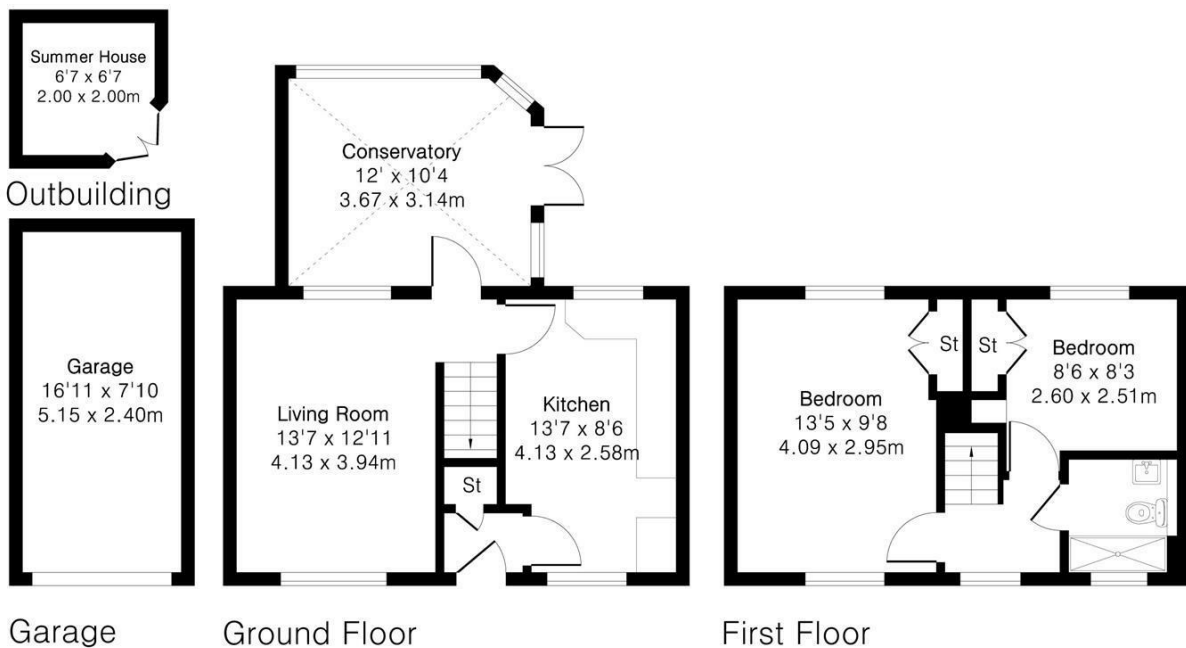
**Approximate Gross Internal Area 722 sq ft - 67 sq m  
(Excluding Garage & Outbuilding)**

Ground Floor Area 426 sq ft – 40 sq m

First Floor Area 296 sq ft – 27 sq m

Garage Area 133 sq ft – 12 sq m

Outbuilding Area 39 sq ft – 4 sq m



## Energy Efficiency Graph

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

Tenure: Freehold  
Council tax band: B

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