



35 Hollytrees  
Bar Hill, CB23 8SF

Guide price £285,000



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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 & Toynebee.

SatNav: CB23 8SF

What3words: ///custodian.managed.unwanted



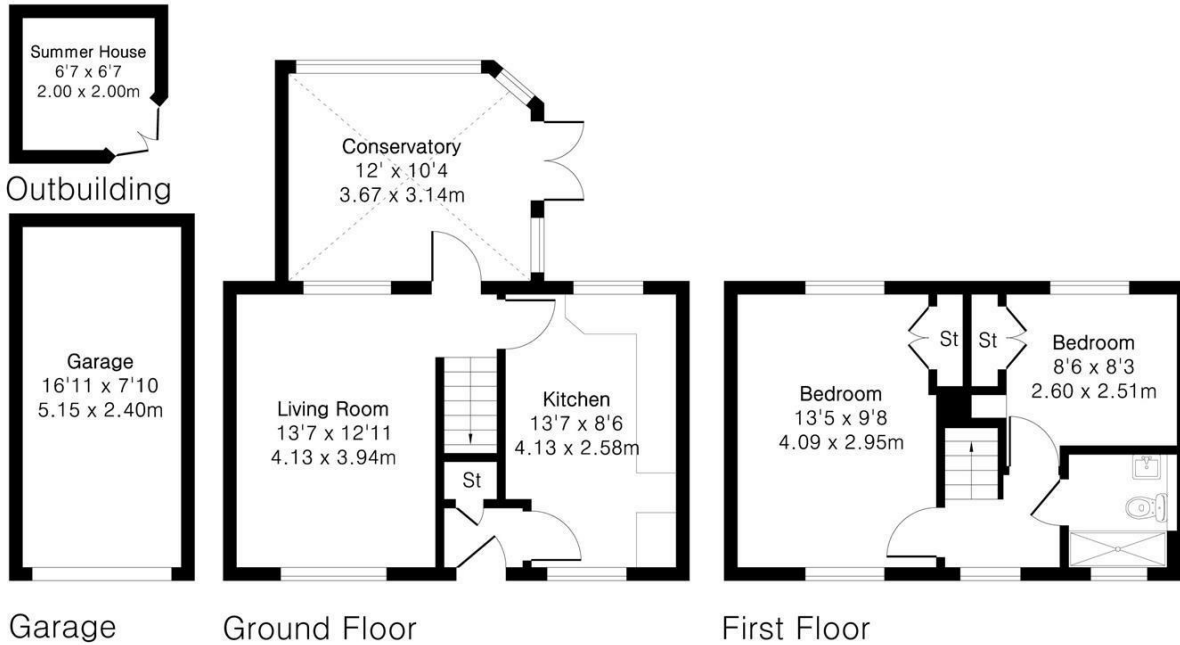
**Approximate Gross Internal Area 722 sq ft - 67 sq m  
(Excluding Garage & Outbuilding)**

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
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Tenure: Freehold  
Council tax band: B

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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