



Lark Rise, Hardwick, Cambridge
CB23 7XZ

Pocock + Shaw

4 Lark Rise
Hardwick
Cambridge
CB23 7XZ

An excellent opportunity to purchase an unfinished new build project. A detached house, with four bedrooms over three floors, two reception rooms and large kitchen area. The property is not habitable in its present state and requires a cash purchase only

- Hall
- Cloak room
- Two reception rooms
- Kitchen area
- Three large bedrooms to the first floor
- Study area/landing
- Second floor primary suite
- Space for garage
- End cul de sac position
- **Cash buyers only**

Offers in region of £475,000



An excellent opportunity to purchase an unfinished new build project. A detached house with four bedrooms over three floors, two reception rooms and large kitchen area. The property is not habitable in its present state and requires a cash purchase only.

Set in a very tucked away end of cul de sac position off Hall Drive in the popular village of Hardwick, 6.5 miles west of Cambridge. There is a primary school in the village and well stocked Post Office/ village store.

Entrance hall 10'4" x 10'2" (3.15 m x 3.10 m)

Sitting room Fire place with space for open fire or wood burner.

Dining room 12'4" x 9'10" (3.76 m x 3.00 m)

Kitchen 12'3" x 11'4" (3.73 m x 3.45 m)

First floor landing/ study area 12'11" x 10'6" (3.94 m x 3.20 m)

Bedroom one 15'11" x 11'5" (4.85 m x 3.48 m) with en-suite

Bedroom two 12'0" x 12'0" (3.66 m x 3.66 m)

Bedroom three 12'2" x 10'9" (3.71 m x 3.28 m)

Bathroom

Second floor

Loft Room/ Primary Suite 31'1" x 15'7" (9.47 m x 4.75 m) Potential for en-suite/ dressing room

Outside Good sized front garden area, rear garden at present uncultivated.

Please note; the Garage/Workshop shown on the site plan remains unbuilt and will be sold unbuilt.

Agents note Please note this is an unfinished detached property, and the buyer will need to carry out their own due diligence to ascertain what is required to finish. The asking price is for the property as it is shown. It is not habitable, and would be deemed un-mortgageable by most lenders.

NB The property is owned by a relative of an employee of Pocock + Shaw and this interest is hereby declared in accordance with the Estate Agents' Act 1979

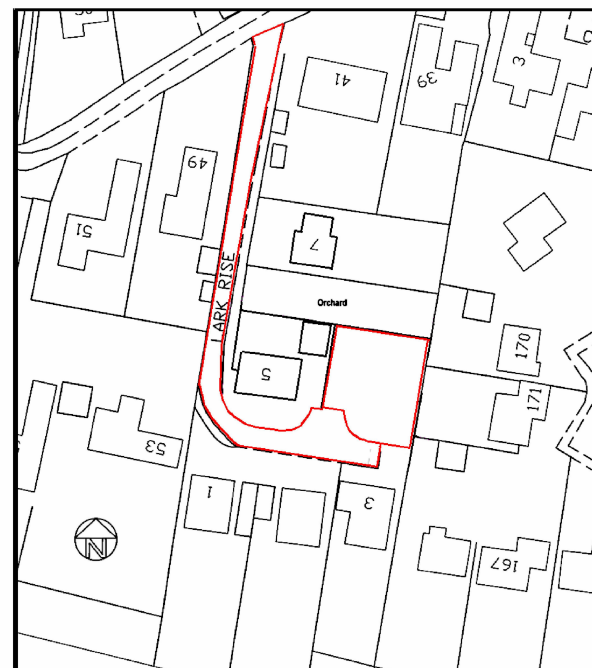
Services All mains services are connected.

Viewing By Arrangement with Pocock + Shaw

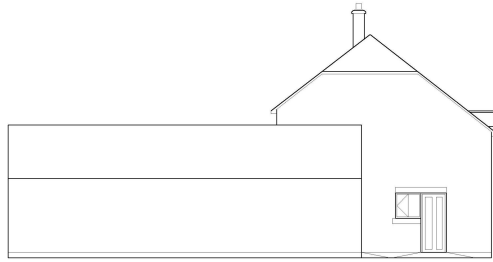
The property has no stair case, a ladder is in place, and extreme caution needs to be exercised when viewing. No external paving etc.

Services Sewer is connected. Electricity and gas is available to the plot from the road. Water is piped from mains to the house (will require a meter and connecting to the mains).

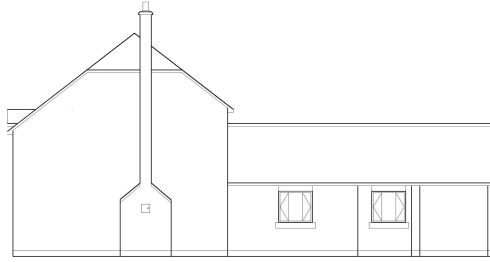
Tenure The property is Freehold



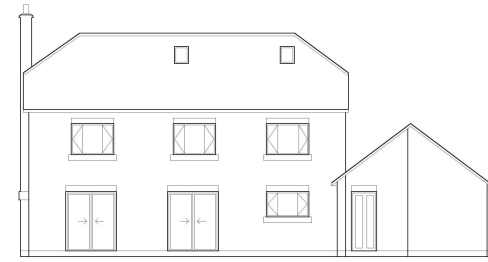
Lark Rise, Hardwick CB23 7XZ
Block Plan
Scale 1:500
Planning reference - S/1705/18/FL



Side Elevation



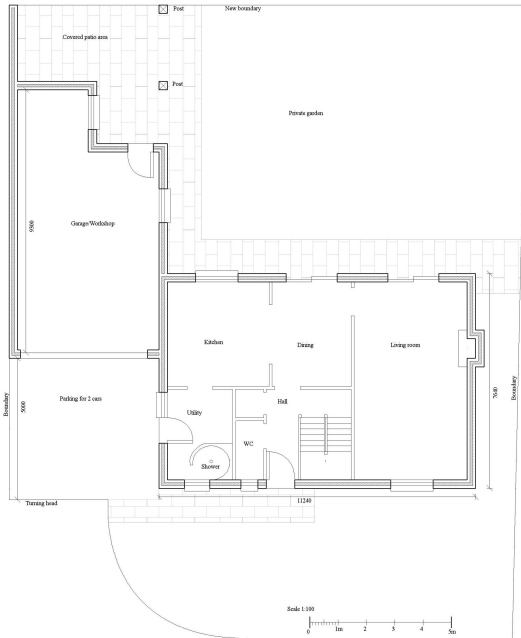
Side Elevation



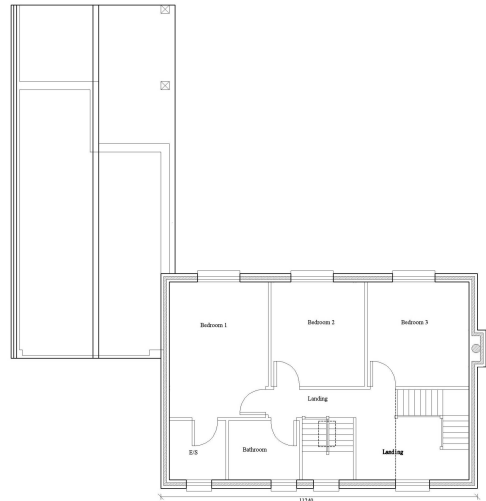
Rear Elevation



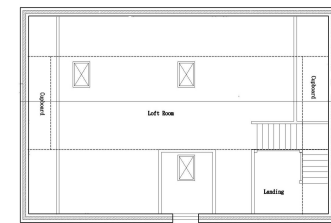
Front Elevation



Site Layout Plan & Ground floor plan



First floor plan



Second floor plan

Lark Rise, Harelick CB23 7XZ
Site layout, Elevation & Floor plan
Scale 1:100
Planning reference S/1705/18/FL

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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

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