



**Connells**

St. Neots Road  
Hardwick



St. Neots Road,  
Hardwick, CB23 7QJ

For Sale  
£450,000



Set on a sizable plot in a village location lies this detached bungalow in need of refurbishment benefitting from kitchen/breakfast room, lounge/diner, five bedrooms, family bathroom and shower room. Outside presents good size front and rear gardens and ample driveway parking.

### Entrance Porch

Door to front, wall light, door into entrance hall.

### Entrance Hall

Door to front, airing cupboard, storage cupboard, loft access, two radiators.

### Kitchen/Breakfast Room

14' x 10' 9" ( 4.27m x 3.28m )

Wall and base units, work surfaces, gas cooker point, space for fridge/freezer, plumbing for washing machine and dishwasher, stainless steel sink and drainer, tiled splash back, tiled flooring, window to rear, radiator.

### Lounge/Diner

14' 11" Max x 29' 6" Max ( 4.55m Max x 8.99m Max )

French doors to rear, bay window to front, television point, telephone point, gas fireplace providing access to the back boiler, restricted head height, two radiators.

### Bedroom One

12' 8" x 9' 7" ( 3.86m x 2.92m )

Window to front, telephone point, radiator.

### Bedroom Two

12' 8" x 9' 4" ( 3.86m x 2.84m )

Window to rear, radiator.



### Bedroom Three

12' 6" x 9' 7" ( 3.81m x 2.92m )

Window to front, radiator.

### Bedroom Four

11' 11" Max x 10' 10" ( 3.63m Max x 3.30m )

Window to rear, radiator

### Bedroom Five

9' 11" x 9' 8" ( 3.02m x 2.95m )

Window to front, radiator.

### Bathroom

Window to rear, bath with shower over, wash hand basin, W/C, fully tiled, light with shaver, radiator.

### Shower Room

Walk in shower, vanity wash hand basin, W/C, fully tiled, light with shaver, radiator.

### Front Garden

Gate to front, pathway to door, outside sockets, lawn, mature trees and hedges.

### Rear Garden

Patio area, fence enclosed, gate to front, steps to lawn area, two sheds, tap, outside socket, light, mature trees and hedges.

### Driveway

Gravelled driveway for up to five cars.



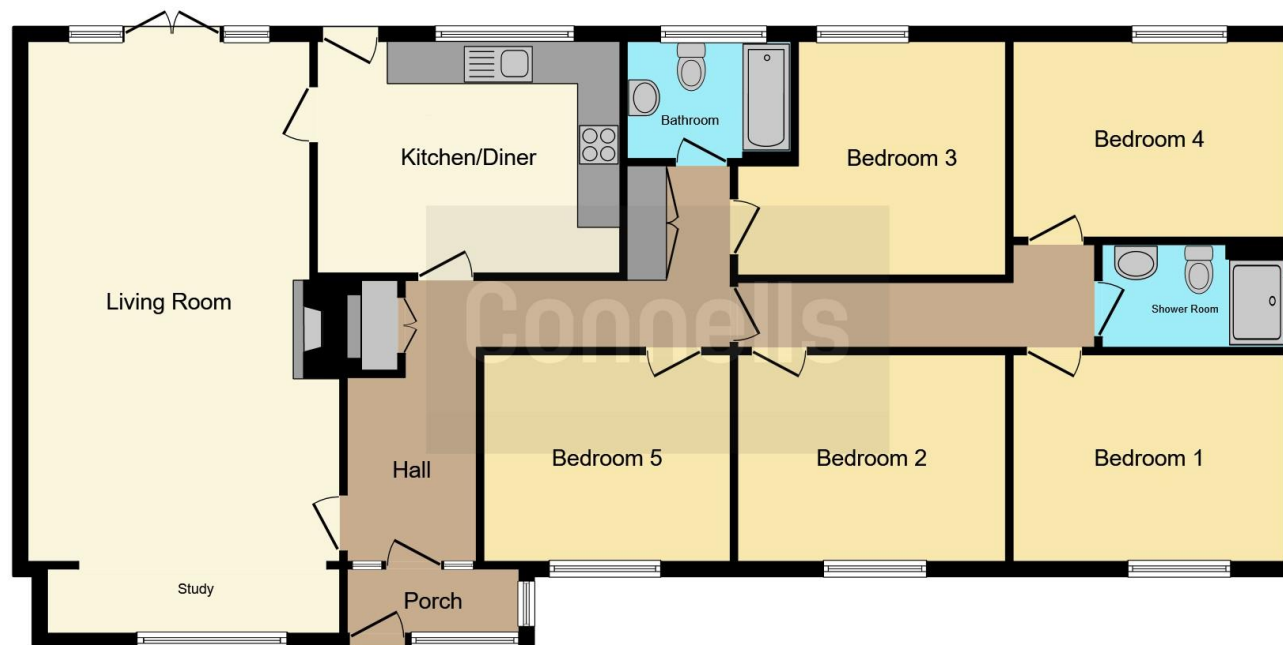












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Unit 2 Caxton House Broad Street Great Cambourne  
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EPC Rating: D Council Tax  
 Band: E

Tenure: Freehold

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