

**Detached  
Three-bedroom  
Bungalow Cambridge  
Road Barton  
Cambridge Barton  
CB23 7AR **Guide Price  
£475,000 Freehold****

**haart**  
of CAMBRIDGE

01223 785791

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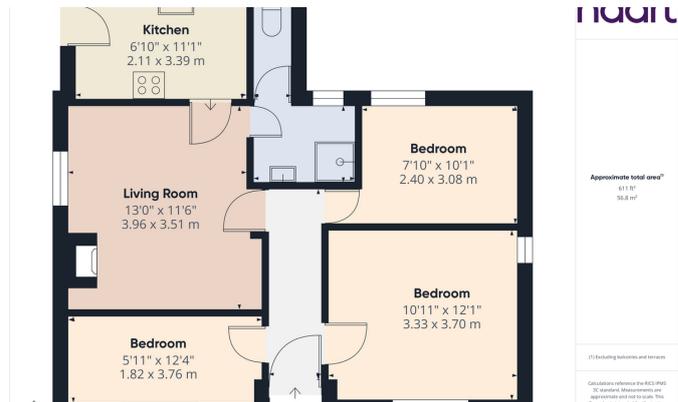


Ref: HRT011722109



A bright and well-proportioned detached bungalow with a long garden overlooking open countryside, blending character and comfort in a peaceful village setting just 3 miles from Cambridge and excellent commuter links.

- Three Bedroom Bungalow
- Recently Updated
- Country-style Kitchen
- Long Rear Garden
- Peaceful Village Setting
- Excellent Commuter Links



## Energy Efficiency Rating

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81 to 91) <b>B</b>                         |                         |           |
| (69 to 80) <b>C</b>                         |                         |           |
| (55 to 68) <b>D</b>                         |                         |           |
| (39 to 54) <b>E</b>                         | <b>48</b>               |           |
| (21 to 38) <b>F</b>                         |                         |           |
| (1 to 20) <b>G</b>                          |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

## Environmental (CO<sub>2</sub>) Impact Rating

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92+) <b>A</b>  |                         |           |
| (81 to 91) <b>B</b>   |                         |           |
| (69 to 80) <b>C</b>   |                         |           |
| (55 to 68) <b>D</b>   |                         |           |
| (39 to 54) <b>E</b>   | <b>44</b>               |           |
| (21 to 38) <b>F</b>   |                         |           |
| (1 to 20) <b>G</b>  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

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