



25 Oatlands Avenue, Bar Hill, Cambridge, CB23 8EQ  
Guide Price £375,000 Freehold



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01223 819300

**AVAILABLE TO PURCHASE WITH NO ONWARD CHAIN IS THIS FOUR/FIVE-BEDROOM, SEMI-DETACHED HOME BENEFITTING FROM GATED ACCESS ONTO BAR HILL RECREATION GROUND TO THE REAR, IDEAL FOR THOSE WITH CHILDREN.**

- Semi-detached house
- 1175 sqft / 109 sqm
- Gas fired central heating-condensing boiler
- 0.06 acre plot backing onto recreation ground
- Council tax band - C
- 4/5 bedrooms, 2/3 reception rooms, 1 bathroom
- Built circa 1970s
- Driveway parking
- EPC - C / 70
- Flexible accommodation

Nestled at the end of this popular cul-de-sac, this four-bedroom, semi-detached home offers spacious accommodation measuring in the region of 1175 sqft / 109 sqm.

To the ground floor the property comprises of an entrance hall, with built in storage and two reception rooms which includes a delightful lounge with sliding patio doors and part vaulted ceiling as well as a formal dining room which could also be used as a home office. The kitchen of the property benefits from worktop and cupboard space to both sides, tiled splashback and space for all major whitegoods. The garage of the property was converted by the current owner in 2014 and provides a useful fifth bedroom or further reception space depending on needs. Completing the ground floor is a separate WC and family bathroom.

To the first floor is a landing space with loft access above and built in storage cupboards. The first-floor benefits from four double bedrooms and has potential for expansion (STPP) with neighbouring homes having added dormers.

Externally – To the front is a small lawn area with a concrete laid driveway providing parking for one vehicle. The rear garden is fully enclosed with gated access to the rear and opening onto Bar Hill Recreation Ground, a convenient additional space for those with young children.

**Location**

Bar Hill is a lively village developed over the last 40 years, just a short distance North West of Cambridge and is surrounded by open countryside. There are excellent local facilities which include shopping, a large Tesco store, schooling, library, and the excellent facilities of the Bar Hill Hotel golf course and sports centre.

**Tenure**

Freehold

**Services**

Mains services connected include; gas, electricity, water and drainage.

**Statutory Authorities**

South Cambridgeshire District Council  
Council tax band-C

**Fixtures and Fittings**

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

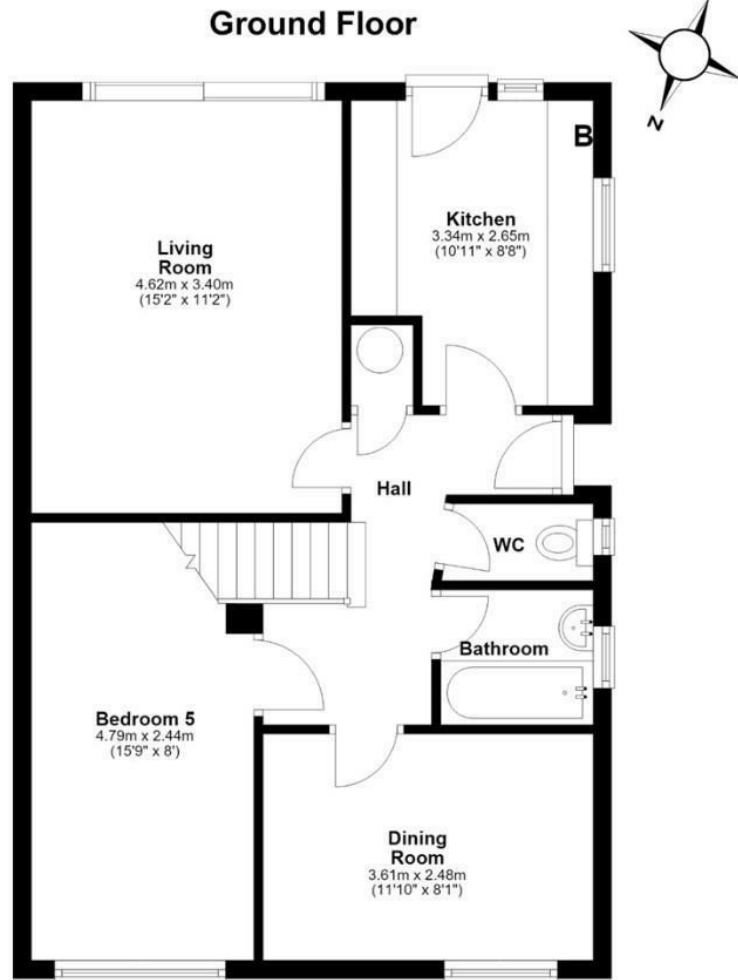
**Viewing**

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris

**Agents Note**

Restrictive covenant





**Approx. gross internal floor area 109 sqm (1175 sqft)**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

