



59 HIGH STREET, BARTON, CAMBRIDGE, CB23 7BG

Asking Price £500,000

TYLERS.NET

A rare opportunity to purchase this two bedroom semi detached bungalow in this popular village set well back from the road offering no upward chain.



Location

Barton is a popular village enjoying a peaceful country setting to the south west of Cambridge. Local facilities are available in the village including local shops, public houses, Burwash Manor and within the catchment of the highly regarded Comberton Village College. There is good access to the M11 and Cambridge City centre.

- Semi Detached Bungalow
- Two Double Bedrooms
- Shower Room
- Living Room
- Conservatory
- Modern Kitchen
- Good Size Plot
- No Chain

Accommodation

There is a welcoming Entrance Hall with laminate flooring. Radiator. Doors to:- The Living Room which is a good size space ideal for entertaining with double glazed window to front aspect. Two radiators. Sliding door to:- Conservatory with double glazed windows to rear and side aspects. Two radiators. French doors leading out to the garden. There is a modern Kitchen with a stainless steel sink unit in front of double glazed window to side aspect. Plumbing for washing machine. A range of top and base units with work surfaces over. Electric cooker. Space for fridge/freezer. Part glazed door leading out to the car port. Inner Hallway with Cloak cupboard also housing the fuse box. Airing cupboard. Loft Access. Double glazed window to side looking into the conservatory. Radiator. Doors to:- Bedroom 1 and 2 both of which are doubles with built in wardrobes. Shower Room comprising of a low level W.C. Vanity wash hand basin. Shower cubicle. Heated towel rail. Inset spot lighting. Opaque double glazed window to side aspect.

Outside

The property stands well back from the road beneath a pitched and tiled roof with a brick block driveway providing plenty off road parking leading to a car port and single garage. There is an open plan garden laid mainly to lawn with a few shrubs and borders. Gated access between the property and garage leads to the back of the property where there is an enclosed garden laid mainly to lawn with trees, shrubs and borders along with a green house and summer house.

Agents Notes

Tenure:- Freehold

Services:- Mains Electric. Mains Water. Heating via Air Source Heat Pump.

Council Tax:- South Cambridgeshire District Council. Band "D".

The property is being sold with no upward chain and is currently going through probate.



Cambridge
104 Cherry Hinton Road
Cambridge CB1 7AJ
01223 214400

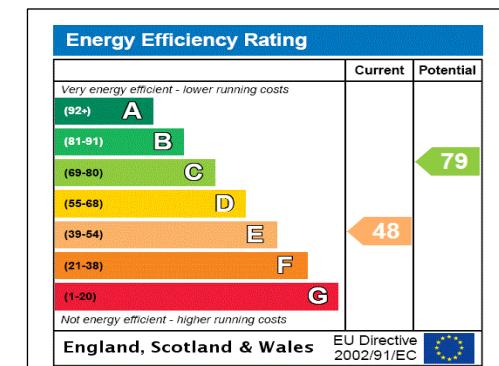
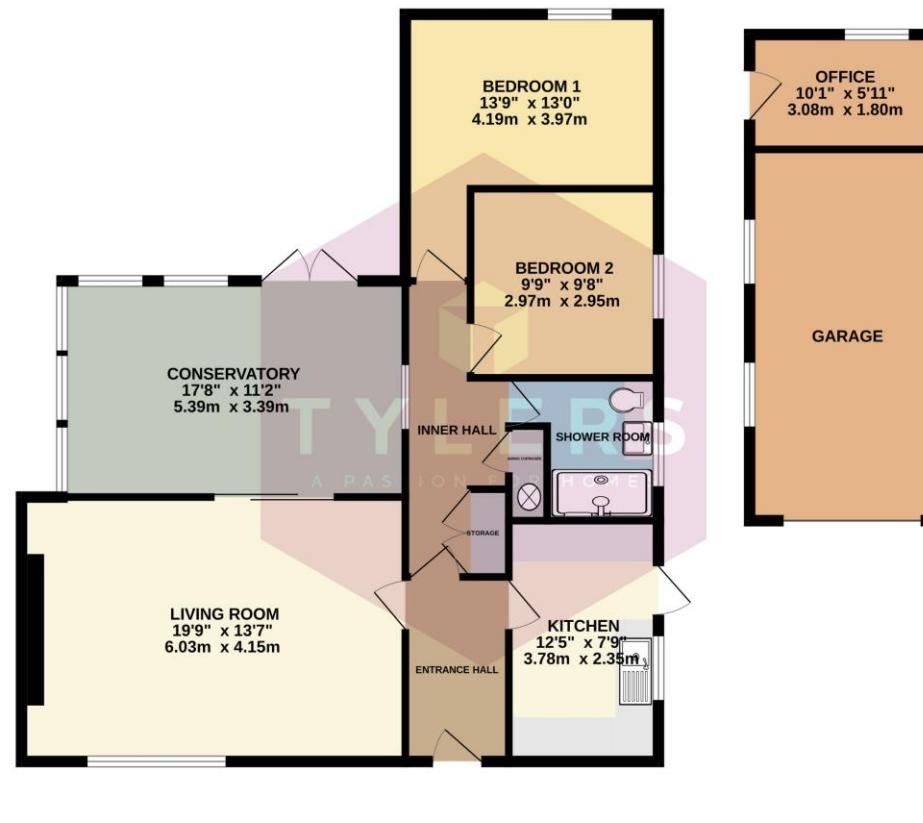
Histon
19 High Street, Histon
Cambridge CB24 9JD
01223 235111

Willingham
Stocks Corner, High Street
Willingham, Cambs CB24 5ES
01954 260952

Newmarket
16a High Street
Newmarket, Suffolk CB8 8LB
01638 660303

hello@tylers.net | **TYLERS.NET**

GROUND FLOOR
1214 sq.ft. (112.8 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

As the sellers agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property, or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

Tylers for themselves and for the Vendors or Lessors of this property declare that these particulars are given as a general outline and whilst intended to be accurate do not constitute nor form any part of an offer or contract. Intending purchasers or tenants must satisfy themselves by personal inspection or otherwise as to the correctness of each statement. Fixtures, fittings and appliances have not been tested by Tylers. No person in the employment of Tylers has the authority to make or give any representation or warranty whatsoever in relation to this property. All measurements are approximate.

