



59 HIGH STREET, BARTON, CAMBRIDGE, CB23 7BG

Asking Price £500,000

[TYLERS.NET](https://www.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

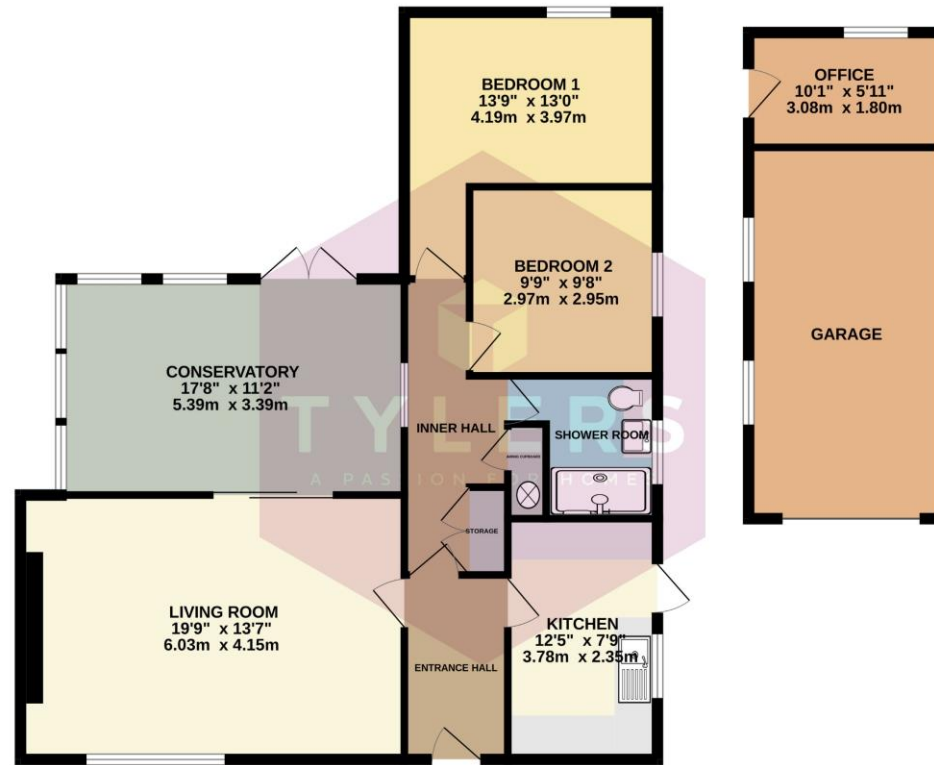
### Willingham

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

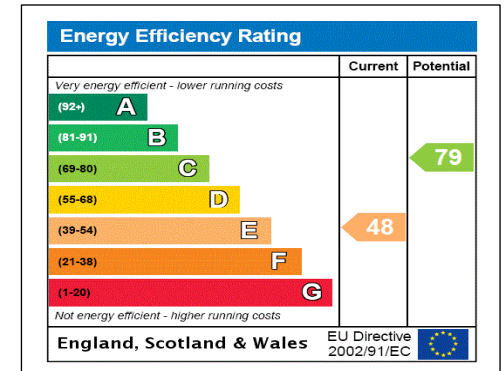
### Newmarket

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

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



TOTAL FLOOR AREA : 1214 sq.ft. (112.8 sq.m.) approx.  
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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.

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