



Hillcrest, Bar Hill Cambridge CB23 8TG

welcome to

Hillcrest, Bar Hill Cambridge

A smartly presented two bedroom detached bungalow offering much improved accommodation with ample parking and a garage sat in this small cul de sac and popular village only a short drive from Cambridge - Available with the distinct advantage of no upward chain.



Entrance Door

To the side with a tall window alongside.

Entrance Hall

With a wooden effect flooring, loft access to the roof space and built in airing cupboard housing the hot water cylinder.

Lounge

17' 7" x 9' 10" (5.36m x 3.00m)

With double doors opening to the rear garden.

Kitchen Breakfast Room

With shaker style units and work surface/breakfast bar, integral oven and hob with an extractor fan, window to the rear, inset one and a half bowl sink and drainer, space for appliances.

Bathroom

With a white three piece suite, heated towel rail, shower over the bath and screen, frosted window and a ceramic tiled floor.

Bedroom 1

15' 7" x 9' 2" (4.75m x 2.79m)

A good size double to the front of the property.

Bedroom 2

9' 3" x 8' 7" (2.82m x 2.62m)

A good size single.

Outside

An open frontage with a long driveway alongside leading to a brick built single garage with up and over door, light and power. A gate leads to an enclosed rear L shaped garden swinging behind the garage measuring 10.67m deep x 9.81m max wide (35ft x 32.19ft) laid principally to lawn and patio.

Kitchen Breakfast Room

12' 1" x 7' 10" (3.68m x 2.39m)

With shaker style units and work surface/breakfast bar, integral oven and hob with an extractor fan, window to the rear, inset one and a half bowl sink and drainer, space for appliances.



view this property online sequencehome.co.uk/Property/WIL100008



welcome to

Hillcrest, Bar Hill Cambridge

- 2 Bedrooms
- 1 Reception Room
- Bungalow
- Detached
- No Onward chain

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£275,000



Please note the marker reflects the postcode not the actual property

view this property online [sequencehome.co.uk/Property/WIL100008](https://www.sequencehome.co.uk/Property/WIL100008)



Property Ref:
WIL100008 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Tylers is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



01954 260952



willingham@tylers.net



Stocks Corner High Street, CAMBRIDGE,
Cambridgeshire, CB24 5ES



[sequencehome.co.uk](https://www.sequencehome.co.uk)