



The Brambles, Bar Hill Cambridge
Offers in the Region of £240,000 **Freehold**

**Sharman
Quinney**

Key Features



- One Bedroom End Terrace
- Allocated Parking
- Close to Amenities
- Well Presented Throughout
- Ideal FTB/Investment

Entered through its own private front door, this beautifully presented home opens into a welcoming porch with useful understairs storage. The ground floor bathroom features a modern three piece white suite with a shower over the bath.

The bright open plan lounge and kitchen enjoy excellent natural light from a large garden facing window and a Velux skylight. The sitting area offers French doors to the garden, attractive beech effect flooring, and a spacious feel. The well equipped kitchen includes glossy white units, contrasting worktops, an electric cooker, integrated appliances, and plumbing for a washing machine. The worktops and sink were updated in 2021 with new heating system, solar panels, radiators, and air to water pump all fitted in 2024.



A striking mezzanine bedroom occupies the first floor, creating an appealing gallery style sleeping space with a side window.

Outside, the property benefits from an enclosed front garden with a decked patio, lawn, mature shrubs, a storage shed, and allocated parking with additional visitor spaces.

Bar Hill offers a superb range of amenities including Tesco, Costa Coffee, takeaways, a pub, library, post office, doctors, dentists, and strong community facilities. The village provides excellent transport links via the A14, A1307, and M11, along with cycle routes into Cambridge. Cambridge city centre is around 10 minutes away by car or accessible via regular bus services. Residents also enjoy an 18 hole golf course, hotel spa, gym, and scenic countryside walks. Cambridge North station, approximately 7.5 miles away, offers fast services to London.

Sitting Room - 18'2" x 13'3" (5.56m x 4.06m)
A beautifully presented living space with double French doors opening onto the garden, beech effect flooring, a large skylight, wall mounted energy efficient heater, and open under stairs area.

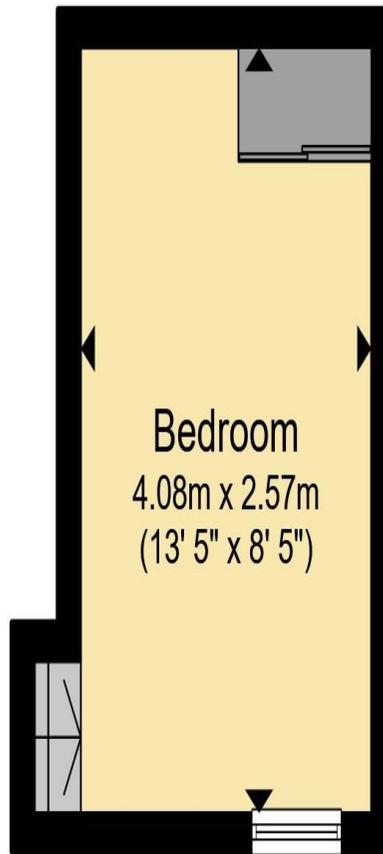
Kitchen Area

Fitted with glossy white units beneath contrasting black worktops, inset stainless steel sink with





Ground Floor



First Floor

Total floor area 33.2 m² (357 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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mixer tap, space and plumbing for a washing machine, space for a slot in cooker, ceramic tiled splashbacks, matching wall units with extractor, integrated fridge/freezer and microwave, and wood block effect flooring. (Worktops and sink replaced in 2021.)

Bathroom

Modern white suite comprising counter set wash basin with storage, enclosed cistern WC, panelled bath with mixer tap and shower over, tiled walls and floor, and obscure glazed side window.

Bedroom - 13'5" x 8'5" (4.09m x 2.57m)

A mezzanine bedroom/gallery with side window.

Outside

Enclosed garden with decked patio, lawn, mature shrubs, storage shed, and allocated parking with additional visitor spaces.

To view this property call Sharman Quinney on:
01954 710620

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