



The Brambles, Bar Hill, Cambridge  
CB23 8SZ

Pocock + Shaw



97 The Brambles  
Bar Hill  
Cambridge  
Cambridgeshire  
CB23 8SZ

An updated three bedroom terraced home in a residential cul de sac, just a short walk from shops and the primary school

- Entrance porch
- Sitting room
- Kitchen dining room
- Landing
- Three bedrooms
- Refitted first floor bathroom
- Gas radiator heating
- Enclosed rear garden
- No upward chain
- Single garage

Offers in region of £289,500





An updated three bedroom home in a residential cul de sac, just a short walk from the village primary school and local shops. With a refitted kitchen and first floor bathroom, attractive limed oak effect flooring to the ground floor, single garage and parking.

The property benefits from no upward chain.

**Glazed entrance door to:**

**Porch** Window to the front, limed oak effect flooring, radiator. Door to:

**Sitting room** 14'10" x 15'3" (4.52 m x 4.65 m) Window to the front, limed oak effect flooring, radiator and stairs rising to the first floor, door to:

**Kitchen dining room** 14'10" x 9'6" (4.52 m x 2.90 m) Window to the rear and double French doors to the rear garden, limed oak effect flooring, radiator. Wood worksurface with inset composite single drainer sink unit with mixer tap, range of base units with integrated dishwasher, inset five burner gas hob and Samsung single oven, canopy extractor above and matching wall mounted cupboard.

**First floor landing** Access to loft space.

**Bedroom one** 12'5" x 8'2" (3.78 m x 2.49 m) Window to the front, radiator.

**Bedroom two** 11'2" x 8'2" (3.40 m x 2.49 m) Window to the rear, radiator.

**Bedroom three** 7'10" x 6'5" (2.39 m x 1.96 m) Window to the front, radiator.

**Bathroom** White suite with wash basin close coupled WC and bath, mixer tap and shower attachment, window to the rear and part ceramic tiling to the walls, radiator.

**Outside** There is an open plan lawned area to the front. Enclosed rear garden with patio, pave pathway and gated pedestrian rear access to :

**Single garage** Up and over door, single parking space to the front

**Services** All mains services are connected

**Tenure** The property is Freehold

**Council Tax** Band C

**Viewing** By Arrangement with Pocock + Shaw



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			86
(69-80) <b>C</b>		70	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			



**Approximate total area**

678.44 ft<sup>2</sup>

63.03 m<sup>2</sup>

**Reduced headroom**

14.32 ft<sup>2</sup>

1.33 m<sup>2</sup>



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

**Pocock + Shaw**