



The Brambles, Bar Hill, Cambridge  
CB23 8TA

Pocock + Shaw



12 The Brambles  
Bar Hill  
Cambridge  
Cambridgeshire  
CB23 8TA

An immaculately presented four bedroom detached home in an end of cul de sac position. With an enclosed rear garden and garage/ studio. Close to several shops and the village primary school.

- Entrance hall
- Cloaks WC
- Sitting room
- Dining room
- Kitchen/breakfast room
- Four bedrooms
- En suite the bedroom one
- Family bathroom
- Gas radiator heating
- Single garage/ workshop

Offers in region of £445,000





A detached four bedroom home set in a pleasant end of cul de sac position, just a short walk from the shops and primary school. Easy access to the A14 and M11.

With a private enclosed rear garden and ample off road parking to the front. Offered in excellent decorative order and gas fired radiator heating.

**Stained glass entrance door to:**

**Reception hall** Window to the side, radiator, stairs rising to the first floor.

**Cloaks WC** Fitted suite with wall mounted wash basin and close coupled WC, radiator window to the side.

**Living room** 15'8" x 11'8" (4.78 m x 3.56 m) Window to the front, living flame gas fire with mahogany surround and marble hearth, coved cornice, radiator. Opening to:

**Dining room** 13'0" x 9'3" (3.96 m x 2.82 m) Double sliding patio doors to the rear, radiator and coved cornice, door to:

**Kitchen** 15'0" x 8'11" (4.57 m x 2.72 m) Well fitted range of wood fronted units set under a contrasting work surface, inset one and a quarter bowl single drainer stainless steel sink unit and mixer tap. Single base unit and space and plumbing for washing machine and dishwasher. Continuation of work surface with base units, tiled splashback and matching wall mounted cupboards. Wall mounted gas fired boiler, window to the rear and door to the side.

**First floor landing** Window to the side, single airing cupboard, access to loft space.

**Bedroom one** 11'11" x 8'8" (3.63 m x 2.64 m) Window to the front, radiator, coved cornice. Door to:

**En-suite shower room** Fitted suite with pedestal wash basin, close coupled WC and shower cubicle. Window to the side, radiator.

**Bedroom two** 12'0" x 8'9" (3.66 m x 2.67 m) Window to the rear, radiator, coved cornice.

**Bedroom three** 9'10" x 9'0" (3.00 m x 2.74 m) Window to the front, radiator. coved cornice.

**Bedroom four** 9'1" x 7'6" (2.77 m x 2.29 m) Window to the rear, radiator, coved cornice.

**Bathroom** Fitted suite with pedestal wash basin, close coupled WC and bath, fitted shower above, part ceramic tiling to the walls, radiator. Window to the side.

**Outside** To the front, there is a block paved driveway providing ample off road parking, privet hedge to one side, gated pedestrian access to the rear.

**Garage/ Workshop** 17'7" x 8'0" (5.36 m x 2.44 m) Power and light connected, courtesy door to the rear garden.

**Rear garden** A well tended garden, with flower and shrub borders, beech hedge, fencing to the side and rear boundaries, two patio areas (electrical socket on the main patio).

**Services** All mains services are connected

**Tenure** The property is Freehold

**Council Tax** Band D

**Viewing** By Arrangement with Pocock + Shaw



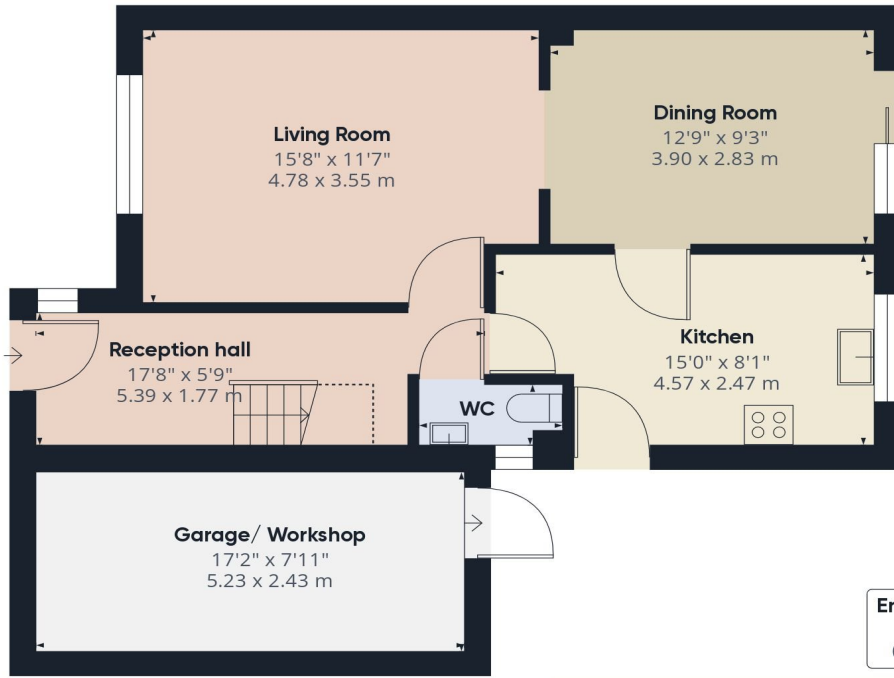
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		81
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		





**Pocock+Shaw**



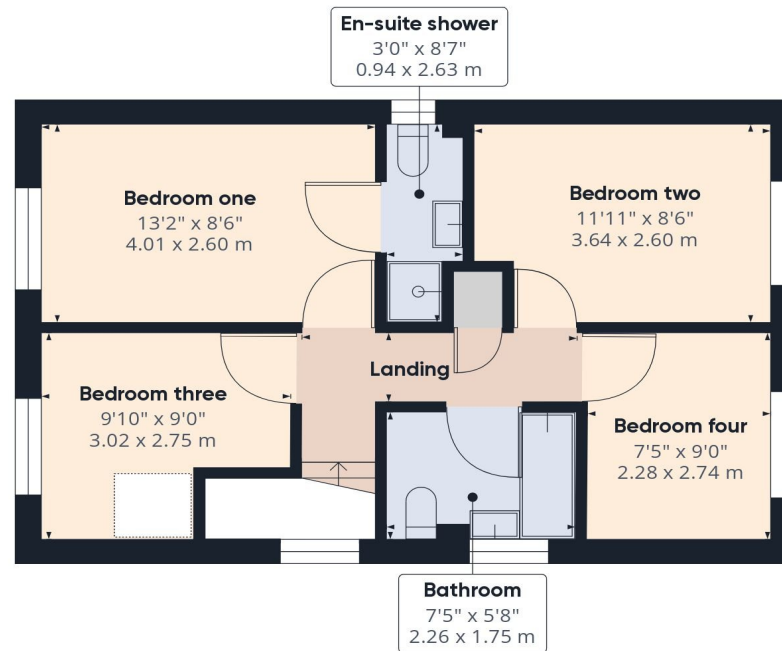


**Approximate total area**

1122.36 ft<sup>2</sup>  
104.27 m<sup>2</sup>

**Reduced headroom**

12.76 ft<sup>2</sup>  
1.19 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. (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