



Almond Grove, Bar Hill, Cambridge  
CB23 8DU

**Pocock + Shaw**



29 Almond Grove  
Bar Hill  
Cambridge  
Cambridgeshire  
CB23 8DU

A re-modelled and spacious 3-4 bedroom bungalow with mature gardens in sought after Bar Hill

- Spacious bungalow
- Re-modelled kitchen/ breakfast area with further scope to enhance
- Large sitting/ dining room
- 4 bedrooms
- Main Bathroom and an en suite shower room
- Bright and airy accommodation with high ceilings
- Gas central heating and double glazing
- Driveway parking for two cars and enclosed garden area to front
- Generous rear garden with a high degree of privacy
- Open green play area just behind property

Guide Price £340,000





Bar Hill is a lively village developed over the last 40 years, just a short distance North West of Cambridge and is surrounded by open countryside. There are excellent access links (bus stop just a 3 minute walk away) and local facilities which include shopping, a large Tesco store, schooling, library, and the excellent facilities of the Bar Hill Hotel golf course and sports centre.

This re-modelled spacious mid terrace 3- 4 bedroom bungalow offers well presented and versatile accommodation with the added advantage of no upward chain.

In detail the accommodation comprises;

**Ground Floor** Part glazed upvc door to

**Entrance lobby** open plan lobby area opening onto

**Sitting/ Dining room** 16'8" x 15'0" (5.07 m x 4.56 m) with large double glazed sliding door and glazed side panels to rear garden, radiator.

**Open plan kitchen area** 16'3" x 8'0" (4.95 m x 2.45 m) with window to front, window to side, re-designed and re-modelled with good range of fitted wall and base units with tiled splashbacks, breakfast bar, free standing drawer unit, Hotpoint electric hob with chimney extractor hood over, electric oven below, Zanussi washer/dryer, fridge/freezer, radiator, Logic combi ES35 gas combination boiler, part ceramic tiled flooring.

**Inner hallway** with loft access hatch, two built in cupboards, coat hooks and shelf.

**Bedroom 1** 11'9" x 9'8" (3.59 m x 2.94 m) with window to rear with views to garden, radiator, built in wardrobe to front with mirror fronted sliding doors.

**Bedroom 2** 11'6" x 8'6" (3.51 m x 2.59 m) with window to rear with views to garden, recess with clothes hanging rail, radiator.

**Bedroom 3** 8'5" x 7'5" (2.57 m x 2.27 m) with window to front, radiator, recess with clothes hanging rail.

**Bathroom** with window to front, panelled bath with fully tiled surround, glass shower screen and chrome shower unit over, wash handbasin with recessed display shelf over, WC, extractor fan, heated towel rail, shaver point, ceramic tiled flooring.

**Bedroom 4/ study** 15'11" x 4'4" (4.84 m x 1.31 m) with window to front, radiator, high level cupboard with electric consumer unit and fuse box, door to

**Shower room** with window to front, fully enclosed shower cubicle with Aqua boarding and Triton T80 electric shower, wash handbasin and WC with fully tiled walls behind, heated towel rail, extractor fan, ceramic tiled flooring.

**Outside** Gravelled driveway to front providing off road parking for two vehicles. Timber gate leading onto the front garden 6m x 6m (approx) with brick retaining wall, paved area leading onto a lawn with flower and shrub borders, bin storage area. Generous sunny rear garden 15m x 12m (approx) mainly laid to lawn with path to rear access gate, paved patio areas adjacent to the rear of the property.

**Services** All mains services.

**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)	A		
(81-91)	B		84
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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