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I have read your notice concerning
The Property Misdescriptions Act

.....Signature

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provided A.S.A.P.



The Brambles, Bar Hill, CB23 8SZ



pocock & shaw

Residential sales, lettings & management

47 The Brambles
Bar Hill
Cambridge
CB23 8SZ

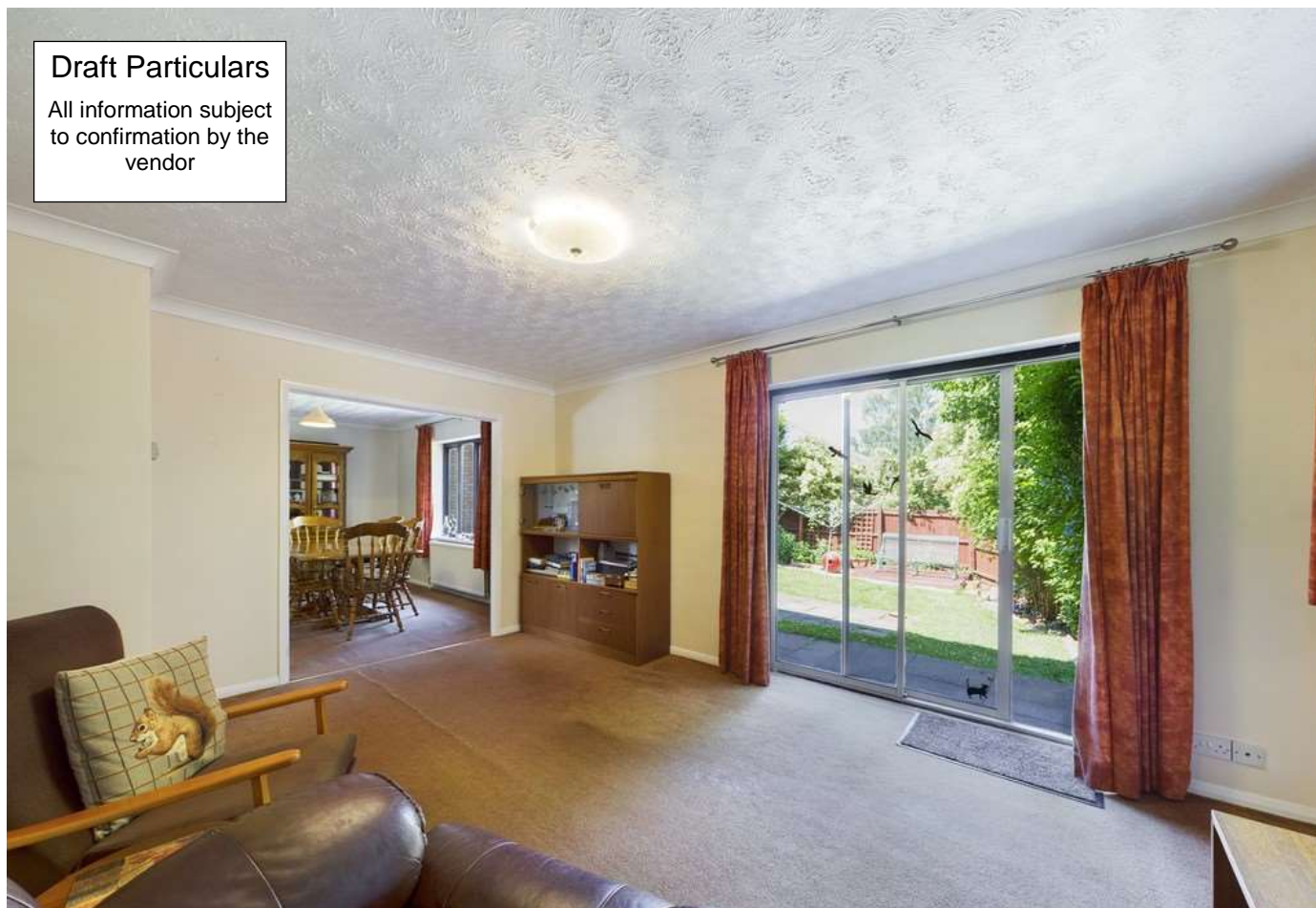
A 4 bedroom detached house enjoying a good position towards the end of this popular residential cul de sac

- Detached 4 bedroom house
- End of cul de sac
- Sitting room
- Dining room
- Kitchen
- Cloakroom
- Bathroom with 'spa' bath
- Double garage
- Ample driveway parking
- Viewing highly recommended

Offers around £365,000

Draft Particulars

All information subject
to confirmation by the
vendor



LOCATION Bar Hill is situated approximately five miles north west of the University city of Cambridge, and is surrounded by open countryside. Good local facilities are available in the centre including a range of shops and a Tesco Superstore, 18 hole golf course, junior and infants school, and regular bus services to Cambridge and St Ives. The village is reached via the newly laid out A14 which directly links with the Cambridge northern by pass and the M11 motorway.

This 4 bedroom detached house would now benefit from some updating but enjoys a good position within this residential cul de sac, a driveway providing off road parking for up to 5 vehicles, a detached garage and a mature rear garden with a high degree of privacy.

In detail, the accommodation comprises;

GROUND FLOOR

Part glazed front door with full length glazed side panel to

ENTRANCE LOBBY with coving, coat hooks, opening onto

HALLWAY with window to side, stairs to first floor, radiator.

CLOAKROOM/UTILITY ROOM with window to front, wc, wash handbasin, fully tiled walls, space and plumbing for washing machine and room for a condenser dryer over, extractor fan, ceramic tiled flooring.

KITCHEN 15' 2" x 8' 2" (4.62m x 2.49m) with part glazed stable door to side, box bay window to front, range of fitted wall and base units, stainless steel sink unit and drainer, space and plumbing for dishwasher, electric cooker point, wall mounted Ideal Classic gas boiler, radiator, space for fridge/freezer, radiator.

DINING ROOM 12' 11" x 9' 4" (3.94m x 2.84m) with window to rear with views to garden, radiator, opening onto

SITTING ROOM 15' 10" x 11' 8" (4.83m x 3.56m) with window to side, double glazed aluminium sliding door to

rear garden, radiator, wall mounted room thermostat control.

FIRST FLOOR

LANDING with window to front, loft access hatch, airing cupboard with lagged hot water tank and slatted wood shelving.

BEDROOM 1 13' 9" to wardrobes x 8' 8" (4.19m x 2.64m) with window to rear with views to garden, mirror fronted fitted wardrobes to one wall, radiator.

BEDROOM 2 11' 2" to wardrobes x 8' 9" (3.4m x 2.67m) with window to rear with views to garden, built in bedroom furniture to two walls including wardrobes, drawer units and dressing table, radiator.

BEDROOM 3 10' 9" into bay x 7' 7" excludes door recess (3.28m x 2.31m) with bay window to front, radiator.

BEDROOM 4 10' 2" x 9' 1" (3.1m x 2.77m) narrowing to 5'9 with window to front, radiator, floor area restricted by over stair raised plinth (see video tour) -this was turned into a platform/base for a single bed by the current seller when family was young

BATHROOM with window to front, fully tiled walls, 'P' shaped 'spa' bath with mixer taps, chrome shower unit and curved glass shower screen over, vanity wash handbasin, wc, chrome heated towel rail, ceramic tiled flooring.

OUTSIDE Attractive open plan landscaped garden area with lawn, apple tree. Gravelled area with railway sleeper edging, outside tap and meters. Driveway parking for up to five vehicles leading to a detached

BRICK BUILT GARAGE 16' 5" x 15' 6" (5m x 4.72m) with two up and over aluminium doors and eave storage.

Attractive and mature rear garden with paved patio/seating areas, lawn, well stocked flower and shrub borders, further timber decked seating area. The whole offering a high degree of privacy.



SERVICES All mains services.
 TENURE The property is Freehold
 COUNCIL TAX Band D
 VIEWING By arrangement with Pocock & Shaw

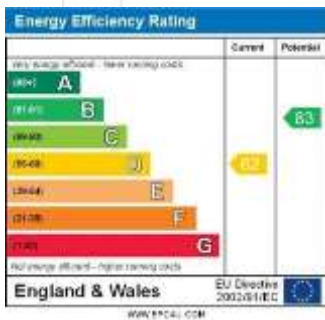


Ground Floor Building 1



1st Floor Building 1

Approximate total area⁽¹⁾
 1051.47 ft²
 97.68 m²



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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

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