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The Property Misdescriptions Act

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Main Street, Hardwick, CB23 7QU



**pocock & shaw**

Residential sales, lettings & management

136 Main Street  
Hardwick  
Cambridge  
CB23 7QU

A spacious and well presented three bedroom semi detached house, on a large plot with double length garage and off road parking. The property features a well appointed sitting room with wood burner and conservatory overlooking the rear garden.

- Entrance lobby
- Sitting room with wood burner
- Fitted kitchen
- Ground floor bathroom
- Three bedrooms
- Double glazed windows
- Gas radiator heating system
- Large front and rear gardens
- Double length garage
- Lovely non estate position

Offers around £325,000



A traditionally constructed 3 bedroom semi detached house in this non-estate position in this popular village 6 miles west of the historic city of Cambridge. The property is set well back from the road with large front and rear gardens and has the additional bonus of parking and garaging to the rear with a double length garage. The property is offered in excellent condition throughout and benefits from a well appointed sitting room with wood burning stove, fitted kitchen and conservatory. Hardwick village has a highly regarded primary school which is a short walk away and is in the catchment for Comberton Village College. Within the village there is also a well stocked village store/post office.

## GROUND FLOOR

Replacement double glazed entrance door to

**RECEPTION LOBBY** with stairs rising to first floor, door to

**SITTING ROOM** 14' 11" x 13' 5" (4.55m x 4.09m) with two double glazed windows to front, radiator, feature fireplace with wood burning stove, door to rear lobby, door to side garden and door to

**KITCHEN/BREAKFAST ROOM** 11' 1" x 9' 1" (3.38m x 2.77m) well fitted in an attractive range of units with one and a half bowl single drainer stainless steel sink unit with range of base units, continuation of work surface with inset four burner gas hob and single oven, space and plumbing for washing machine, window to rear, door to

**CONSERVATORY** 12' x 8' 2" (3.66m x 2.49m) being of sealed unit double glazed upvc construction with windows to rear and side overlooking the garden with double French doors.

**BATHROOM** with fitted suite comprising pedestal wash handbasin, close couple wc, panelled bath with fitted shower above, part ceramic tiled splashbacks, window to rear.

## FIRST FLOOR

### LANDING

**BEDROOM 1** 15' 1" x 9' 11" (4.6m x 3.02m) with two windows to front, built in storage cupboard/airing cupboard with wall mounted gas fired heating boiler providing domestic hot water and heating via radiators, two double fitted wardrobes to adjoining wall, radiator.

**BEDROOM 2** 12' 7" x 8' 7" (3.84m x 2.62m) with window to rear, radiator.

**BEDROOM 3** 9' 1" x 9' 5" (2.77m x 2.87m) with window to rear, radiator.

**OUTSIDE** The property is set on a large mature plot with front garden in the main laid to lawn with vegetable plot, flower and shrub borders, hedge and fencing to side and front boundaries, paved pathway, gated pedestrian access to a large enclosed rear garden extremely well tended with well stocked flower and shrub borders, numerous mature shrubs and trees. Fencing to side and rear boundaries, patio area, paved pathway leading to a double length garage to the rear with further potential off road parking accessed from the adjoining road.

**SERVICES** All mains services.

**TENURE** The property is Freehold

**COUNCIL TAX** Band C

**VIEWING** By arrangement with Pocock & Shaw

CB/17187



## Ground Floor

Approx. 46.5 sq. metres (500.3 sq. feet)



## First Floor

Approx. 38.6 sq. metres (415.8 sq. feet)



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