



Stonefield, Bar Hill  
CB23 8TB



pocock & shaw

Residential sales, lettings & management



46 Stonefield  
Bar Hill  
Cambridge  
Cambridgeshire  
CB23 8TB

A one bedroom house enjoying a pleasant tucked away position with garden and parking in this highly popular and well served village north-west of the city.

- Well-proportioned one bedroom house
- Double bedroom with fitted wardrobe
- Fully tiled bathroom
- Living room
- Fitted kitchen
- Gas central heating and double glazing
- Tucked away position away from the road
- Decent sized and enclosed sunny rear garden
- Allocated parking bay
- No upward chain

Guide Price £200,000



Bar Hill is a thriving village approximately four miles northwest of Cambridge and offers excellent access into Cambridge with a regular bus service, located just off the A14. The village has a shopping precinct including a Costa Coffee, a Tesco Extra supermarket, as well as a library with post office counter, primary school, catchment for Swavesey VC, public house, doctors surgery, dentist, fish and chip shop. Wonderful countryside surrounds the village, with far reaching views and walks to be enjoyed.

This one bedroom house enjoys a particularly pleasant position being 'tucked away' from the road with views to an open grassed area (with trees) and it's own enclosed low maintenance garden area.

The property is also offered with the added advantage of no upward chain.

In detail the accommodation comprises;

### Ground Floor

**Storm porch** with part glazed door to

**Entrance hallway** with window to front, radiator, stairs to first floor, cupboard housing the gas and electric meters, ceramic tiled flooring.

**Living room** 12'2" x 12'1" (3.70 m x 3.68 m) with window to front, radiator, cable media point, built in cupboard, pendant light on dimmer control, TV point.

**Kitchen** 7'2" x 5'10" (2.18 m x 1.78 m) with window to front, good range of fitted wall and base units with roll top work surfaces and tiled splashbacks, Indesit double oven, space and plumbing for washing machine, stainless steel sink unit and drainer, space for under counter fridge, ceiling mounted spotlight unit, ceramic tiled flooring.

### First Floor

**Landing** with loft access hatch and ladder to partially boarded loft (with light), generous built in cupboard with shelving and hanging rail.

**Bedroom** 13'1" x 8'9" (3.98 m x 2.67 m) with window to front, radiator, built in airing cupboard with slatted wood shelving and Baxi 600 combi gas central heating boiler, double doors to built in wardrobe cupboard with coathooks, clothes hanging rail, shelving and mirror fronted cabinet, pendant light with dimmer control.

**Bathroom** () with window to front, fully tiled walls, panelled bath with mixer taps and Triton electric shower over, wc with concealed cistern, vanity wash handbasin, radiator.

**Outside** A particular feature of the property is its 'tucked away' position away from the road. Mainly paved rear garden (45ft approx) with secured gate and timber fence surround, soft fruit bushes, greenhouse and timber shed. The whole enjoying a good degree of privacy. Well tended open plan gravelled area to the front. Grassed area to the front maintained by Bar Hill Parish Council. Allocated parking space located just to the rear of the garden.

**Services** All mains services.

**Tenure** The property is Freehold

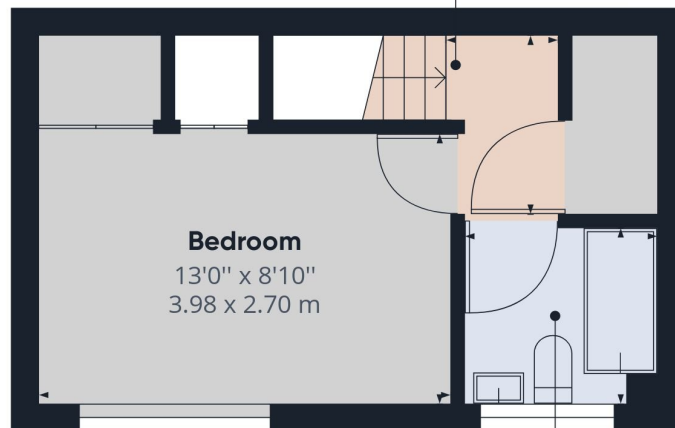
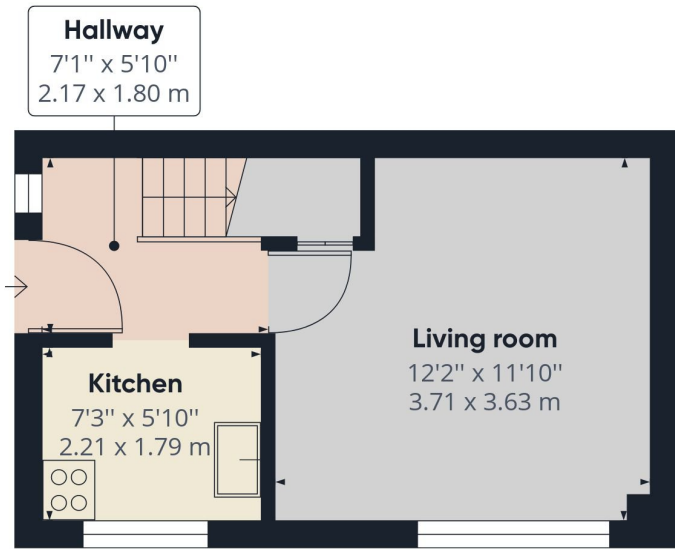
**Council tax** Band B

**Viewing** By arrangement with Pocock & Shaw



| Energy Efficiency Rating                    |          | Current | Potential |
|---|----------|---------|-----------|
| Very energy efficient - lower running costs |          |         |           |
| (92-100)                                    | <b>A</b> |         | 92        |
| (81-91)                                     | <b>B</b> |         |           |
| (69-80)                                     | <b>C</b> | 72      |           |
| (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**  
438.64 ft<sup>2</sup>  
40.75 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

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