



Little Meadow, Bar Hill, Cambridge
CB23 8TD

Pocock + Shaw

33 Little Meadow
Bar Hill
Cambridge
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A spacious two bedroom terraced house, ideally set at the end of this residential cul de sac, with an enclosed rear garden and parking. Bar Hill offers a selection of amenities including a large Tesco supermarket and easy access to the A14/ M11.

- No upward chain
- Reception hall
- Sitting room
- Fitted kitchen
- Landing
- Two double bedrooms
- Bathroom
- Electric heating
- Front and rear gardens
- Parking space

Offers in region of £245,000



Bar Hill is a popular village located to the north west of Cambridge and offers a good selection of amenities including a large Tesco supermarket.

This two bedroom terraced house is situated at the end of a residential cul de sac, with an off road parking space and front and rear gardens, with shed. The property is being sold with the benefit of no onward chain.

CANOPY TILED PORCH Glazed entrance door to

RECEPTION HALL 11'10" x 5'11" (3.60 m x 1.80 m) Stairs rising to the first floor, wall mounted electric heater.

KITCHEN 11'10" x 5'11" (3.60 m x 1.80 m) Fitted range of units set under a contrasting work surface, single drainer stainless steel sink unit, single base unit, space and plumbing for washing machine. Four burner gas hob, with extractor over, double oven, Full height larder style unit, wood effect flooring, window to the front.

LIVING ROOM 13'9" x 11'10" (4.20 m x 3.60 m) Well proportioned room with free standing electric fire, glazed door and window to the rear garden.

LANDING 11'10" x 8'10" (3.60 m x 2.70 m) Access to loft space

BEDROOM 1 9'2" x 8'2" (2.80 m x 2.50 m) Large built in wardrobe with mirrored floor to ceiling sliding panel doors. Hot water tank. Two windows to the front.

BEDROOM 2 11'10" x 8'10" (3.60 m x 2.70 m) Window to the rear, wall mounted electric panel heater.

BATHROOM 6'3" x 5'7" (1.90 m x 1.70 m) White suite with counter set wash basin, bath with mixer tap shower over, close coupled WC. Extractor fan, part ceramic tiled splashback

GARDEN Rear garden with patio area and steps up to a lawn. Further lower patio. Shed. Gated pedestrian rear access.

Front garden with lawn and potential further parking space.

PARKING Communal parking area and also parking space to the side of the front of the property.

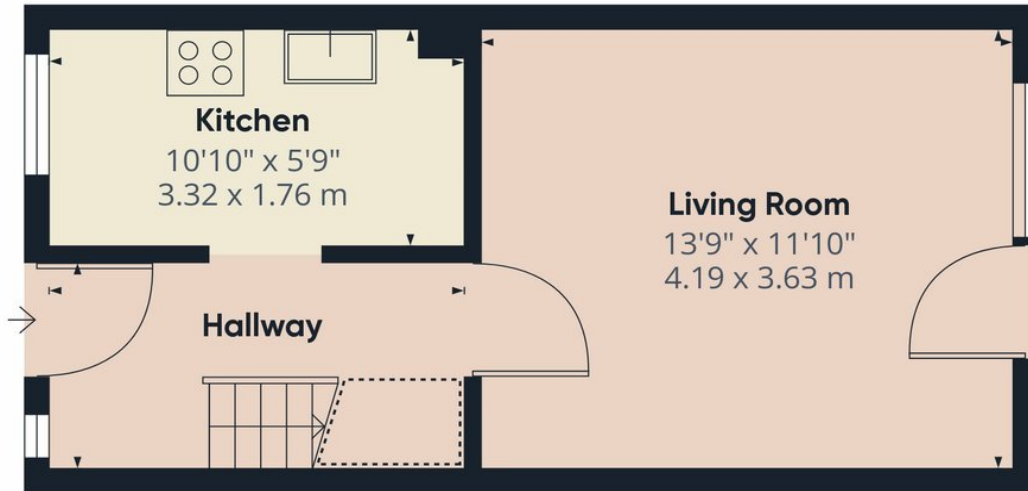
SERVICES All mains services are connected

TENURE Freehold

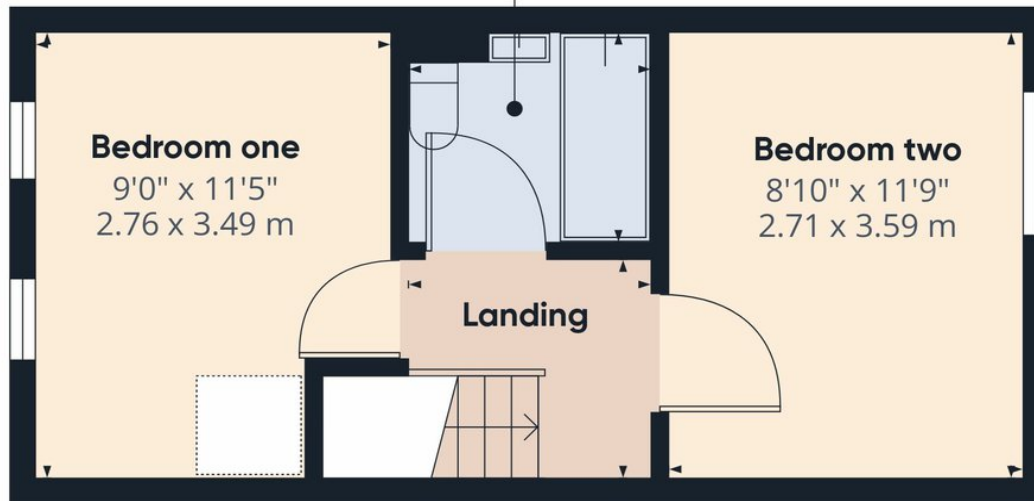
COUNCIL TAX Band B

VIEWING By Arrangement with Pocock + Shaw





Bathroom
6'1" x 5'5"
1.88 x 1.67 m



Approximate total area

546.89 ft²
50.81 m²

Reduced headroom

18.33 ft²
1.7 m²

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		90
(69-80)	C		
(55-68)	D		
(39-54)	E	48	
(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

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