

ENTRANCE HALL External door to front, storage area, tiled floor.

GROUND FLOOR CLOAKROOM Wash hand basin, low level WC, tiled floor.

KITCHEN 13' 0" x 6' 7" (3.96m x 2.01m) Two double glazed windows to front aspect, range of base and wall mounted units, stainless steel sink unit, tiled splash backs, space for oven, space for fridge/freezer, space and plumbing for washing machine and dryer, under stairs storage cupboard, single radiator, inset spot lights, laminate wood flooring.

LOUNGE/DINER 19' 8" x 10' 4" (5.99m x 3.15m) Two double glazed windows to rear aspect, double glazed door to rear, laminate wood flooring, two radiators, stairs to first floor.

FIRST FLOOR LANDING Access into loft space, airing cupboard housing combination boiler.

BEDROOM ONE 12' 9" x 9' 6" (3.89m x 2.9m) Double glazed window to rear aspect, wood flooring, radiator.

BEDROOM TWO 12' 9" x 6' 7" (3.89m x 2.01m) Two double glazed windows to front aspect, built in cupboard space, single radiator.

BEDROOM THREE 9' 6" x 6' 7" (2.9m x 2.01m) Double glazed window to rear aspect, single radiator.

BATHROOM Double glazed window front aspect, laminate wood flooring, pedestal wash hand basin, low level w.c, panel enclosed bath with mixer tap and shower attachment over, tiled splash backs, spotlights, heated towel rail.

PARKING AND GARDENS Pathway with hedging and shrubs.

Landscaped with plant and shrub borders, paved area, shingle pathway to front, gated access to garage en bloc.



LOCATION Bar Hill can be found just off the A14 at junction 29, approximately 4 miles north-west of Cambridge city centre and 13.2 miles from the centre of St Ives. Bar Hill is a thriving purpose-built village, with a regular bus service. With expansion of the A14 now completed, this village will benefit from better access to Cambridge, A1, A428 and M11. With cycle paths into Cambridge and pedestrian/cycle paths connecting Bar Hill to Longstanton, which neighbours Northstowe where you can travel on the guided busway heading to St Ives and Cambridge, the Science Park and Addenbrooke's Hospital.



FACILITIES The village offers a collection of shops with most located within The Mall and comprises a Next store, Costa Coffee, fish and chip shop, Bookers wholesale and Choice clothing. Within the Tesco Extra superstore is a coffee shop and restaurant, a large clothing section, opticians, pharmacy and beauty and health food concessions. The village has a wonderful community spirit, is diverse and offers lots to do for people of all ages, with a community centre popular for groups to hold meetings, a library with post office counter. Other facilities include a public house, doctors surgery, dentist, an 18 hole golf course, hotel and spa with swimming pool and gym, park, village green and social club. The successful primary school feeds into Swavesey Village College, which is rated outstanding by Ofsted.





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125 Appletrees, Bar Hill,
Cambridge, CB23 8SP

£275,000 Freehold

A three bedroom end terraced house with generous landscaped rear garden and garage. The accommodation is bright and modern with a spacious lounge/diner with French doors to the garden, entrance hall, kitchen, three good bedrooms and upstairs bathroom. To the front there is parking available.



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