

ENTRANCE HALLWAY Airing cupboard with shelving, radiator, doors off.

KITCHEN 11' 1" x 7' 6" (3.38m x 2.29m) Double glazed window to front aspect, range of fully fitted wall and base units, drawers under rolled edge worktops, worksurfaces over and tiled splash backs. Stainless steel sink unit with mixer tap, four ring gas hob, double oven, stainless steel splash back with extractor hood over, space and plumbing for washing machine, space for fridge/freezer, wall mounted boiler.

LIVING ROOM 17' 10" x 9' 11" (5.44m x 3.02m) Double glazed French doors to garden, two tall radiators.

BEDROOM ONE 11' 5" x 9' 3" (3.48m x 2.82m) Double glazed window to rear aspect, range of built in wardrobes with shelving and hanging, built in dressing table and two bedside tables.

BEDROOM TWO 8' 7" x 8' 1" (2.62m x 2.46m) Double glazed window to front aspect, double radiator.

WET ROOM Obscured double glazed window to side aspect, w.c, wash hand basin inset to vanity unit, shower with seat and hand rail, chrome heated towel rail, extractor fan, fully tiled walls.

GARDENS AND PARKING To the front of the property there is a small garden and parking. The rear garden is laid mainly to lawn and enclosed by fencing with a patio area and electric awning over. From the garden is gated access leading to a single brick built garage to the rear with an electric up and over door and a parking space in front of the garage.

LOCATION Bar Hill is a thriving village approximately four miles northwest of Cambridge and offers excellent access into Cambridge with a regular bus service and is located just off the A14. The village has a shopping mall, including Next, 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, a championship 18 hole golf course and a hotel and spa with swimming pool. Wonderful countryside surrounds the village, with far reaching views and walks to be enjoyed.



AGENTS NOTE The freeholder is Hanover Housing, therefore the property is subject to a monthly management fee of £181.71. For further information on what is included within this management fee, please contact the office.



Ground Floor



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151 The Spinney, Bar Hill, CB23 8TW

£185,000 Leasehold

A chain free and well presented over 55's retirement bungalow, situated within a sought after development of similar properties and a short walk to the wide and varied amenities offered within the bustling village of Bar Hill. The property offers semi independent living, with Hanover Housing being the freeholder there is a warden on site and an emergency line together with other services included in the management fee. Please contact the office for more information. This property benefits from a particularly pleasant position, overlooking the village green.



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