



Hillcrest, Bar Hill, CB23 8TQ
£280,000 Freehold

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SUMMARY

This well-presented, two-bedroom semi-detached house would make an ideal first time buy. With open plan ground floor including kitchen, living/dining room. There are two double bedrooms on the first floor and a modern bathroom. The property is surrounded on three sides by established and well stocked gardens, with a garage and parking in front for one vehicles, plus an additional space.

INTERIOR

Entrance hall leading to an open plan lounge/dining room. Large under stairs storage cupboard opening to a modern kitchen with views over the rear garden. The first floor comprises landing with loft access, two double bedrooms, both with built-in wardrobes, and a modern three-piece bathroom suite.

EXTERIOR

To the front and side of the property is a large expanse of planted garden with well stocked borders and mature trees and shrubs. Driveway provides off-road parking for two vehicles plus additional parking and garage with up and over door and power and light connected.



LOCATION

Bar Hill can be found just off the A14 at junction 29,

KEY FEATURES

- Easy access to Cambridge
- Regular bus service
- Semi-detached house
- Corner plot garden
- Open plan ground floor
- Two double bedrooms
- Garage at rear
- View to appreciate
- Ideal first time buy
- Outstanding rated VC





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.

The village offers a collection of shops with most located within The Mall and comprises a Costa Coffee, fish and chip shop, 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, doctor's 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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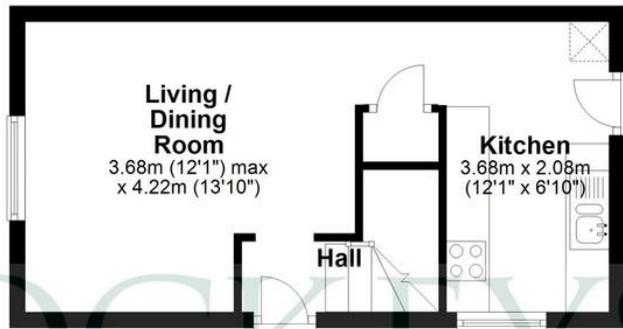
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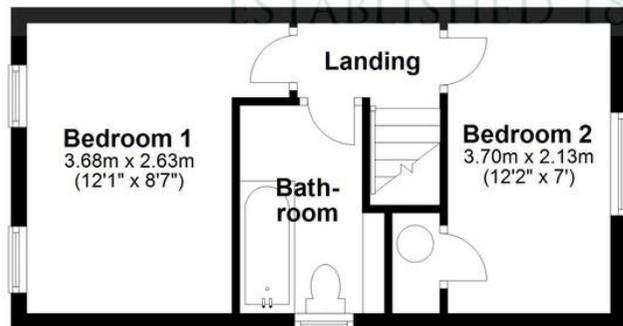
Ground Floor

Approx. 27.5 sq. metres (295.9 sq. feet)



First Floor

Approx. 27.7 sq. metres (298.1 sq. feet)



Total area: approx. 55.2 sq. metres (594.1 sq. feet)

Drawings are for guidance only
 Plan produced using PlanUp.

ADDITIONAL INFORMATION

Local Authority
 South Cambridgeshire District Council

Council Tax Band
 C

Services
 Main gas, electricity and water

Transport Links
 A14, M11 and A1
 Guided Bus Stop Longstanton
 Nearest Train Stations Huntingdon 10 Miles,
 Cambridge North 10 Miles

Energy Rating
 Energy Efficiency Rating C

Tenure & Possession
 Freehold

Vendors Position
 Onward chain

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	69 c	
55-68	D		
39-54	E		
21-38	F		

Illustration for identification purposes only; all rooms have been measured with electronic laser and are approximate measurements only and not to scale. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Hockey's Estate Agents for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.