



Bush & Co.



121 The Spinney, Bar Hill, CB23 8TW

Guide Price £250,000 Freehold



Energy Rating Band C

The village of Bar Hill is approximately four miles northwest of Cambridge, giving easy access to the city and road networks connecting to M11 and the A14 north. There are an array of local shops and amenities including sporting facilities, schooling for all ages nearby, a Tesco Superstore, various takeaways, pubs and a library.

The accommodation in detail; timber and glazed front door to entrance hall with stairs to first floor and radiator. Sitting room with windows to front elevation, storage cupboard and radiator and leads into the dining room with French doors to rear garden and radiator.

Kitchen comprising sink unit with cupboards below, a range of wall and base units, gas hob and electric oven, plumbing for washing machine, fridge space, gas fired boiler serving hot water and central heating, a window overlooking the rear garden.

First floor landing with access to loft space, cupboard housing hot water tank and immersion, bedroom 1 with window overlooking the rear garden, recess storage space and radiator, bedroom 2 window to front elevation and built in wardrobe and radiator, bedroom 3 with recess storage, window to front elevation. Bathroom as modern suite with panel bath with shower over, hand wash basin, WC and towel rail.

Outside is a shallow front garden with shrubs, rear garden with a paved terrace, lawn and timber fencing. Single garage in a block close to the house.

Tenure: Freehold

Services: Mains water. drainage, gas and electricity.

Council Tax: C





Exceptional service in Cambridge and the surrounding villages

Bush & Co is a leading independent estate agency that takes pride in providing the friendly, professional advice you would expect from a long established company combined with the dynamic efficiency of a contemporary, progressive practice.

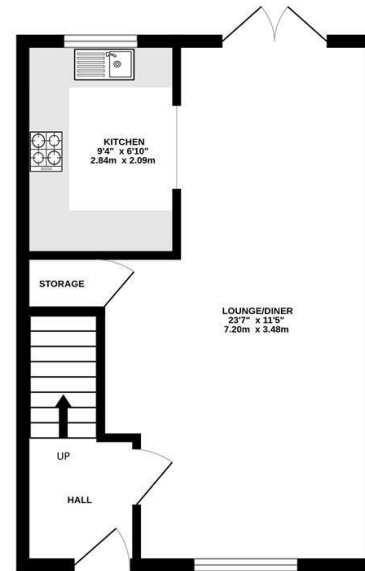
At Bush & Co we value your custom as highly as we value our own integrity and reputation. Please contact us for a confidential discussion and impartial advice on how we can deliver a truly bespoke service which we are sure will exceed your expectations.

- * Honest valuations with a true market assessment
- * Bespoke individual marketing
- * Premium and feature listing status
- * Dedicated sales progression
- * Social media campaigns
- * Professional quality photography
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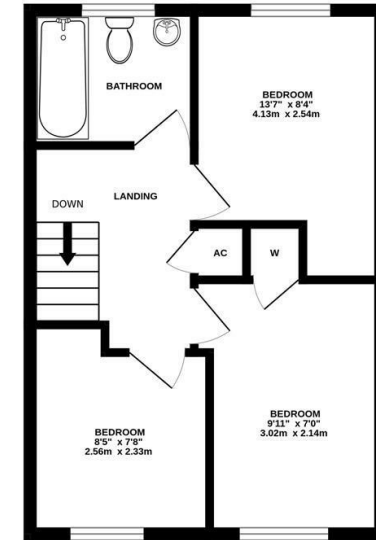
Contact us for a free valuation of your property
01223 246262
sales@bushandco.co.uk

Established. Independent. Passionate

GROUND FLOOR
350 sq.ft. (32.5 sq.m.) approx.



1ST FLOOR
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 698 sq.ft. (64.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Further Information

Tenure - Freehold

Council Tax - Band C

Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By Appointment

169 Mill Road
Cambridge
Cambridgeshire
CB1 3AN

www.bushandco.co.uk

