



2 Millers Way, Hardwick, Cambridge, CB23 7QP

Guide Price £220,000 Freehold

REDMAYNE
ARNOLD
& HARRIS

rah.co.uk
01223 800860

**A MODERN ONE-BEDROOM SEMI-DETACHED HOUSE WITH PARKING AND
ENCLOSED GARDEN, IDEAL FOR FIRST-TIME OR INVESTMENT BUYERS AND
LOCATED WITHIN THIS HIGHLY SOUGHT AFTER VILLAGE.**

- One bedroom semi-detached house
- 410 sqft/38 sqm
- Constructed in the 1980's
- One bathroom, one reception room
- Gas fired central heating to radiators
- Enclosed rear garden and allocated parking
- Well equipped kitchen
- EPC-C/72
- Council tax band- B
- Chain free

The property enjoys a quiet no-through road position just off St Neots Road and just a short walk from the village centre. The property is an ideal purchase for first timers or indeed investors, in fact the property has enjoyed an un-interrupted Let for several years. The property is well-presented and benefits from gas fired central heating and uPVC double glazing. The accommodation comprises an entrance hall with wood-effect flooring, opening to an open-planned living/dining room, again with wood-effect flooring, views over the garden, a door to the garden and stairs to first floor accommodation. The kitchen is fitted with a range of base level and wall mounted storage cupboards, ample fitted working surfaces with inset single sink unit with drainer, four ring ceramic hob, oven, extractor, space for fridge/freezer, washing machine plus a wall mounted Valliant gas fired central heating boiler.

Upstairs, there is a double bedroom, again with wood-effect flooring and a fitted wardrobe cupboard. The bathroom comprises low level WC, panel bath with shower attachment, pedestal wash hand basin and attractive flooring.

Outside, there is an allocated parking space within a gravelled parking area to the front of the building. The rear garden is laid to mainly to lawn with a paved and shingled patio, a paved pathway leads to a brick-built garden store, there is raised flower and shrub beds and all is enclosed by fencing with gated rear access.

Location

Hardwick is an attractive village lying just 5 miles west of Cambridge. It is a village surrounded by open countryside where there are several golf courses and excellent walks nearby, including the well known Wimpole Way. There is also a cycle path from the village to Cambridge. It benefits from a convenience store, post office, a public house, a church and a well regarded primary school.

Hardwick is in the catchment for the Comberton Village College and sixth form. Communications are excellent with easy access to the A428 and junction 13 of the M11 being just over 3 miles distant. The Cambridge Science Parks as well as the city centre are easily accessible. The village is now also served by super fast fibre optic broadband.

Tenure

Freehold

Services

Mains services connected include: gas, electricity, water and mains drainage.

Statutory Authorities

South Cambridgeshire District Council
Council tax band - B

Fixtures and Fittings

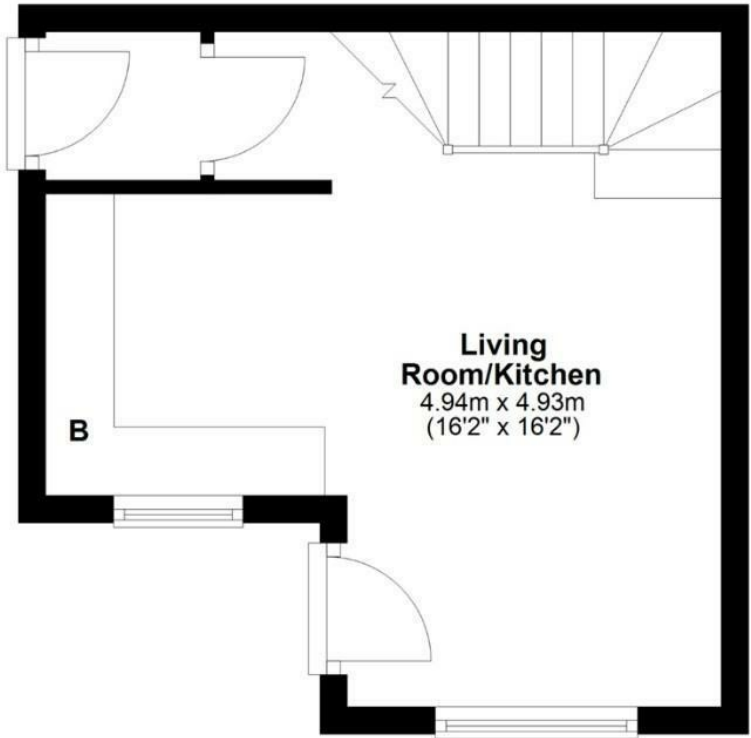
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

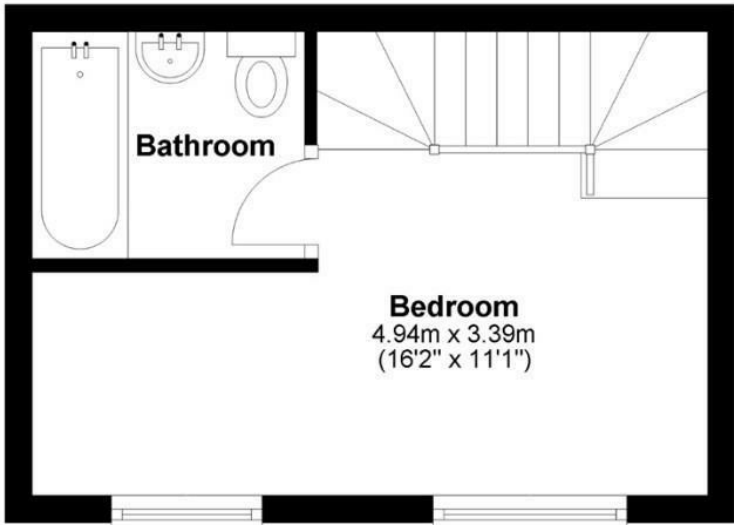
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris



Ground Floor



First Floor



Approx. gross internal floor area 38 sqm (410 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	72	79
EU Directive 2002/91/EC		

