



15 Glebe Road, Barrington, Cambridge, CB22 7RP
Guide Price £395,000 Freehold



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AN ESTABLISHED SEMI-DETACHED HOUSE, MUCH IMPROVED AND WELL-PRESENTED WITH SCOPE FOR EXPANSION, SET WITHIN GENEROUS AND MATURE GARDENS AND GROUNDS WITH AN EXTERNAL OFFICE/HOBBY ROOM.

- Semi-detached house
- 3 bedrooms, 2 bathrooms, 1 reception room
- Scope for expansion
- Gravel driveway providing parking for 4-5 vehicles
- Council tax band - C
- 725 Sqft/67 Sqm
- 0.13 acres
- Oil fired central heating to radiators
- EPC-D/57
- Sought-after South Cambridgeshire village

The property enjoys a pleasant no-through road position, just a short walk from the village primary school, green and amenities. The current owner has greatly improved the house, in particular re-fitting the kitchen and bathroom, yet there is great scope for further improvement and expansion, given that a number of neighbouring properties have been enlarged. The gardens and grounds are generous and mature, extending to 0.13 acres. The accommodation comprises an entrance hall with stairs to first floor accommodation, a well proportioned sitting room with door to the kitchen/dining room.

The kitchen has been re-fitted with attractive contemporary cabinetry, ample fitted work surfaces with inset circular sink unit and drainer, four ring ceramic hob, double oven, extractor, plus space for a fridge/freezer, dishwasher and washing machine. Off the rear lobby, there is a door to the garden and a re-fitted shower room, comprising a low level WC, vanity wash hand basin, generous walk-in shower and attractive wall and floor tiles.

Upstairs, there are three good sized bedrooms, including the master bedroom with an en-suite WC and wash hand basin.

Outside, the property is set back from the road with a gravel driveway which accommodates parking for four to five vehicles. Gated access leads to a generous covered decked area, a large summer house with power and light connected. The rear garden measures 100 ft in length and is laid mainly to lawn with well stocked flower and shrub borders and beds, including raised planters. A paved pathway leads to the rear of the garden where there is a paved terraced area beyond which is a large home office/hobby room with power and light connected.

Location

Barrington is a sought-after south Cambridgeshire village located about 8 miles to the south of the Cambridge and 9 miles from Royston. The village is known for having one of the longest greens in England. There are excellent local amenities including a highly regarded primary school, Parish Church, village shop, pub and an active cricket club. Secondary schooling is at Melbourn Village College. Independent schooling for all ages is available in Cambridge. The mainline railway station to Cambridge and London King's Cross are just a mile away at Foxton and Shepreth.

Tenure

Freehold

Services

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

Statutory Authorities

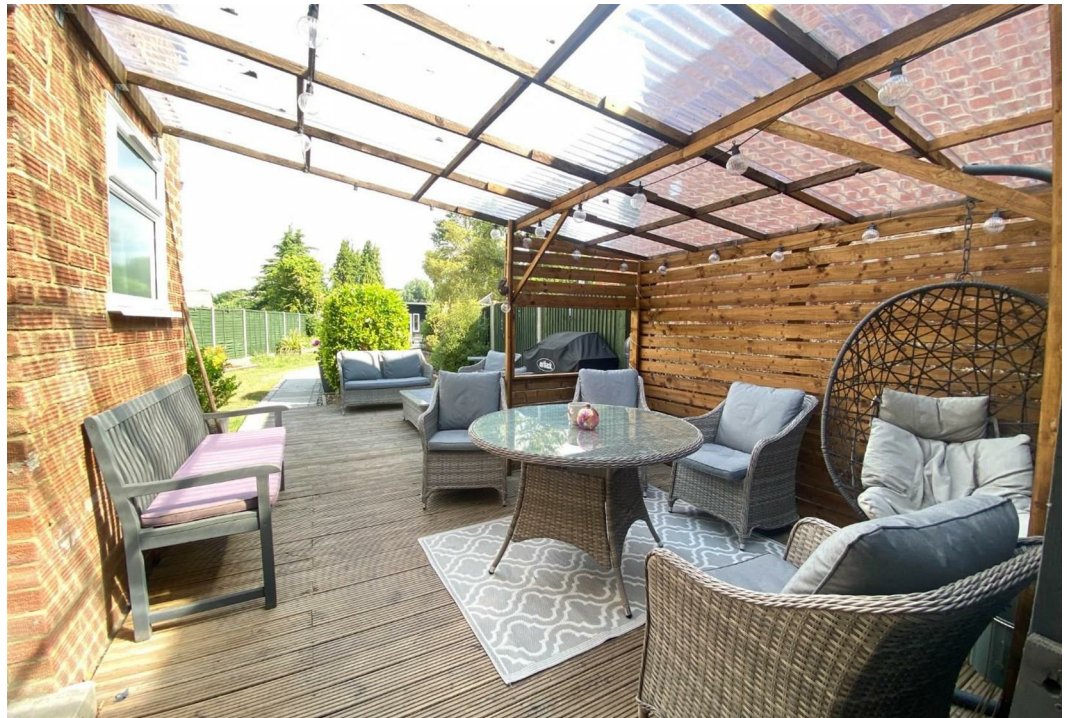
South Cambridgeshire District Council
Council tax band - C

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





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	57	70
EU Directive 2002/91/EC		

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

