



59 Oatlands Avenue, Bar Hill, Cambridge, CB23 8EQ
Guide Price £300,000 Freehold



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AVAILABLE TO PURCHASE WITH NO ONWARD CHAIN IS THIS THREE-BEDROOM, SEMI-DETACHED HOME OFFERING CONVENIENT VEHICULAR ACCESS INTO THE HISTORIC CITY OF CAMBRIDGE, THE NORTH CAMBRIDGE BUSINESS PARKS AND ADDENBROOKES HOSPITAL.

- Semi-detached house
- 3 beds, 1 bath, 1 reception room
- Constructed in 1972
- EPC-D/66
- 875 Sqft/81 Sqm
- 0.06 acres
- Driveway parking and garage
- Council tax band - C

Constructed in 1972, This three-bedroom home measures 875 Sqft/81 Sqm and is ideal for young families. To the ground floor the property comprises of an entrance hall with WC adjoining, a large reception room spanning the length of the property with doors opening into the rear garden and a separate kitchen. To the first floor are three well-proportioned bedrooms, a family bathroom and a cupboard off the landing which houses the boiler.

Externally – To the front of the property is a lawn area and a hard standing driveway leading up to the garage. The rear garden of the property is fully enclosed, laid predominantly to lawn and has herbaceous borders along the perimeter.

Location

Bar Hill is a lively and well-served village developed over the last 40 years, just a short distance North West of Cambridge and is surrounded by open countryside. There are excellent local facilities which include shopping, a large Tesco store, schooling, library, and the excellent facilities of the Bar Hill Hotel golf course and sports centre.

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

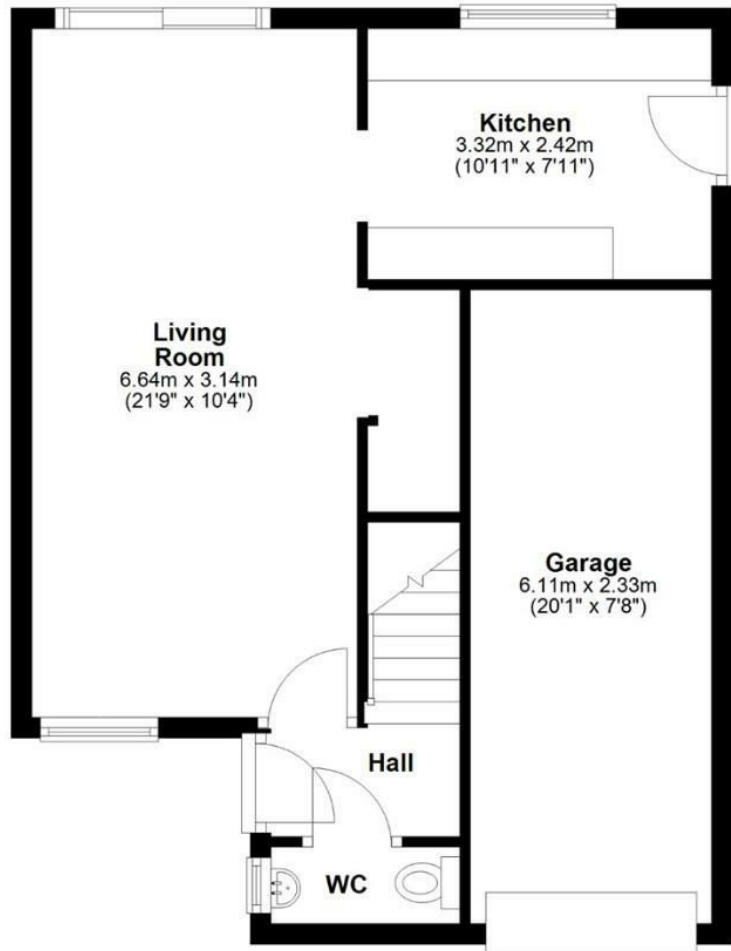
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

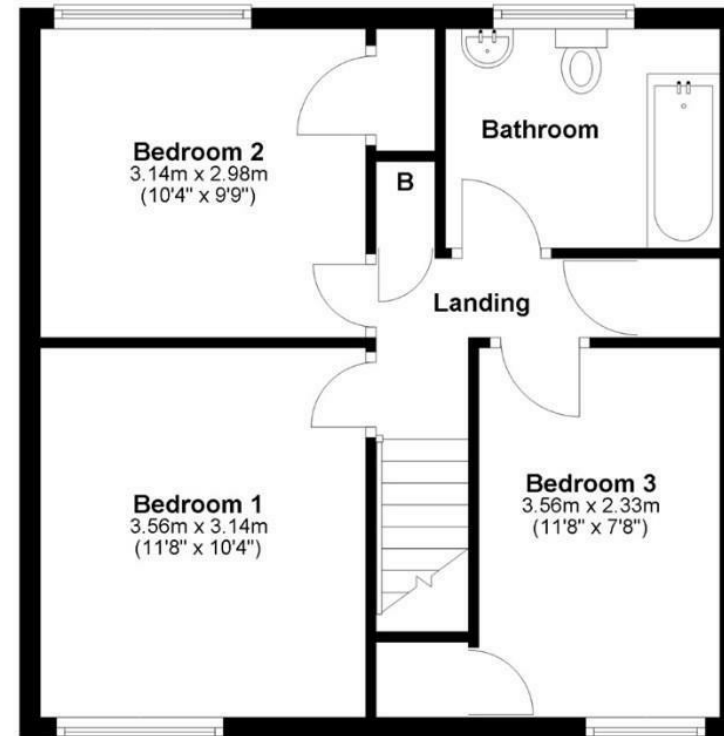
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris



Ground Floor



First Floor



Approx. gross internal floor area 81 sqm (875 sqft)

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	83
(69-80) C	68
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

