



**Radcliffe & Rust**  
Residential sales & lettings

**6 Millers Way, Hardwick CB23 7QP**  
**Guide Price £210,000**

Radcliffe & Rust are delighted to offer for sale this one-bedroom semi-detached property, located on a private road within the popular village of Hardwick. Hardwick is a well-served and sought-after village, offering a strong sense of community alongside a range of convenient local amenities. The village includes a selection of shops, a florist and the ever-popular Blue Lion gastro pub, which is well known in the area and provides a great social hub for residents. Surrounded by open countryside, the village also offers pleasant walking routes and green spaces, ideal for enjoying the outdoors. For those needing to commute, Hardwick is ideally positioned with excellent access to the A14, A428 and M11, providing straightforward routes into Cambridge, London and beyond. Cambridge city centre is approximately five miles away, offering a wide range of shopping, dining and cultural attractions, making this an ideal location for those looking to enjoy village living while remaining close to the city.

Positioned in a quiet and tucked-away spot within this popular development, this one-bedroom home offers an excellent opportunity for first-time buyers looking to step onto the property ladder just outside Cambridge.

The property is accessed via a private road and pedestrian approach, leading to a small parking area serving the surrounding homes. With no through traffic and no passing cars, it enjoys a particularly peaceful and private setting.

The ground floor is arranged as a generous open-plan living and dining space, offering flexibility for both relaxing and entertaining. The kitchen sits just off this area and is well equipped, featuring a range of storage units, worktop space, and a sink with drainer. There is a full-height integrated fridge freezer, alongside a freestanding washing machine (included), with plumbing in place. Cooking facilities include an electric oven, gas hob, and extractor hood above. A large window to the front allows for plenty of natural light, creating a bright and practical space. To the rear, a conservatory provides an additional reception area, enjoying views over the garden and creating a natural extension of the living space.

Upstairs, the property features a spacious double bedroom, enhanced by a large box window to the rear and roof lights to the front, allowing natural light to flow through the room throughout the day and creating a bright yet comfortable

space. There is ample room for bedroom furniture, making it both practical and inviting.

The bathroom is fitted with a three-piece suite, including a bath with shower over, wash basin, and WC. Finished in neutral tones with tiled walls, it offers a clean and functional space with scope for buyers to update to their own taste over time.

Outside, the rear garden is a manageable, low-maintenance space with a useful shed and a pleasant outlook. To the front, off-street parking is available within the residents' parking area.

Overall, a well-priced and affordable home for the area, offering great potential to personalise and make your own, all within easy reach of Cambridge and local amenities. Offered to the market with no onward chain, an early viewing is highly recommended.

Please call us on 01223 307898 to arrange your viewing and for all of your residential Sales and Lettings requirements in Cambridge and the surrounding areas.

#### Agent notes

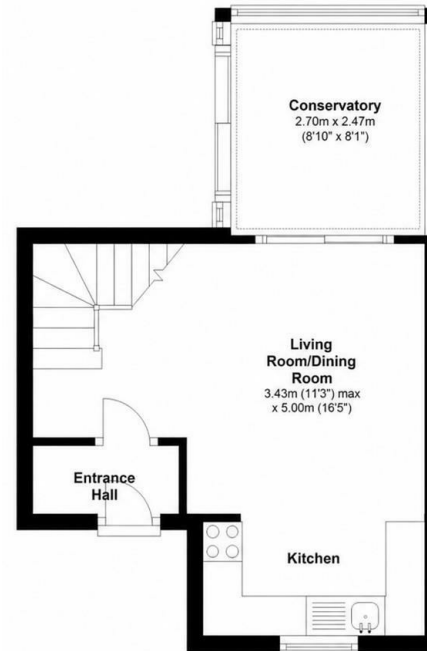
Tenure: Freehold  
Council tax: Band B  
Chain details: No onward chain





**Ground Floor**

Approx. 28.4 sq. metres (306.1 sq. feet)



**First Floor**

Approx. 20.7 sq. metres (222.8 sq. feet)



Total area: approx. 49.1 sq. metres (528.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	73	80
(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	

