



Stonefield, Bar Hill, CB23 8TB

CHEFFINS

Stonefield

Bar Hill,
CB23 8TB

A three bedroom semi-detached property arranged over two floors and situated in the popular village of Bar Hill, close to local amenities and transport links including the A14 and M11. The property further benefits from off-road parking and rear garden.

LOCATION

This property is ideally situated in the sought-after Bar Hill, a popular and thriving village near Cambridge. Enjoying a prime location, it offers easy access to the Golf Course and an excellent range of local amenities such as a Tesco Supermarket, Community Centre, Primary School and various shops, all within walking distance. The village is also well served by public transport, well placed for access to major routes and is just 4 miles North East of the University City of Cambridge. Nearest main rail stations situated at Cambridge North and in the City Centre itself.

3 1 2

Guide Price £300,000





UPVC AND GLASS FRONT DOOR

leading into:

SITTING ROOM

with engineered wood flooring, downlighter, radiator, double glazed upvc windows overlooking the front of the property and stairs up to the first floor.

DINING AREA

with continuation of engineered wood flooring, understairs storage cupboard housing electricity meter and fuse box, access out onto rear garden via upvc and double glazed glass door, upvc double glazed window overlooking rear garden, downlighter, radiator.

KITCHEN

with engineered wood flooring, range of floor and wall mounted units with laminate worktops, stainless steel sink and drainer, integrated Becko oven with 4 ring gas hob and Zanussi extractor fan, upvc double glazed window overlooking rear garden, downlighter, boiler located in kitchen, space and plumbing for washing machine and space for fridge/freezer.

ON THE FIRST FLOOR

LANDING

carpeted, access to loft and various rooms.

PRINCIPAL BEDROOM

carpeted, upvc double glazed window overlooking front of the property, radiator, downlighter and various built-in storage cupboards.

BEDROOM 2

carpeted, upvc double glazed window overlooking rear of the property, downlighter, radiator.

BEDROOM 3

carpeted, upvc double glazed window overlooking rear of the property, downlighter, radiator.

BATHROOM

with wood effect vinyl flooring, three piece suite comprising bath with electric shower over, low level w.c., wash hand basin, part tiled with upvc frosted double glazed window overlooking side of the property, downlighter, radiator.

OUTSIDE

The property is approached via paved driveway and path leading to front door and side access to the property. The front garden is predominantly lawned.

Rear garden with paved terrace area. The garden is fully enclosed with concrete post and timber fencing. The garden is predominantly laid to lawn, timber shed with access out onto front of the property from the rear garden, outside tap and a small bordered area containing various shrubs.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	75	
(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		

Guide Price £300,000

Tenure - Freehold

Council Tax Band - C

Local Authority - South Cambridgeshire

District Council



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Approximate Gross Internal Area 664 sq ft - 62 sq m

Ground Floor Area 332 sq ft - 31 sq m

First Floor Area 332 sq ft - 31 sq m

