

# haart



...is where your home is

# haart<sup>of Bar Hill</sup>



...is where your home is

## The Spinney, Bar Hill, Cambridgeshire



£171,950 - Freehold

An extremely well presented and much improved 2 bedroom modern house, features of this property includes its sought after position in the village, both re-fitted kitchen and bathroom and modern attractive decoration throughout.

Unit 12, The Mall, Bar Hill, Cambridgeshire, CB3 8DZ

**01954 781411**

bar.hill@haart.co.uk

**haart.co.uk**

haart is a trading style of spicerhaart Ltd. Registered No. 4081664.  
Registered Office: Wellington House, Butt Road, Colchester, Essex CO3 3DA.  
haart is the seller's agent for the sale and marketing of the property described on these property particulars and your conveyancer is legally responsible for ensuring that the purchase agreement fully protects your position as purchaser.  
haart makes detailed enquiry of the seller to ensure that the information provided to you is as accurate as possible. However, if you become aware that any of the information provided is inaccurate please inform your haart representative as soon as possible so we can make the necessary correction.  
The services have not been tested.

HRT110702105 SRA3\_L\_2pQ26gm135\_HRT0030700201201.pdf



Unit 12, The Mall, Bar Hill, Cambridgeshire, CB3 8DZ

**01954 781411**

bar.hill@haart.co.uk

**haart.co.uk**







- Entrance Hall
- Kitchen
- Lounge
- Dining Room
- Conservatory
- Two Bedrooms
- Bathroom
- Front Garden
- Rear Garden
- Garage
- Upvc Double Glazing

## The property

Position in this most popular road and in exceptional condition this 2 bedroom end terrace comprises, entrance hall with stairs to first floor, re-fitted kitchen, lounge, dining room and conservatory. On the first floor there are 2 double bedrooms and a re-fitted bathroom. the garden is a corner plot and gives access to a garage at the rear.



Kitchen

**Garage** Brick built at the end of garden, one allocated space at front of garage.

**Directions** From Haart Bar Hill turn left at the roundabout onto Saxon Way, upon entering the Spinney and proceed along and the property can be found on the right hand side.

## Accommodation

**Entrance Hall** Upvc double glazed door, understairs storage cupboard, stairs up, radiator.

**Kitchen** 10'5 x 7'6(3.18m x 2.29m) Upvc double glazed window to front, range of fully fitted wall and base units with drawers under, rolled edge worktop surfaces and tiled splash backs, stainless steel sink unit and mixer tap, stainless steel oven hob and hood, wall mounted boiler, plumbing for washing machine, radiator.

**Lounge** 12'5 x 9'6(3.79m x 2.90m) Upvc double glazed window to front, archway, double radiators.

**Dining Room** 8'3 x 7'5(2.52m x 2.26m) Upvc double glazed window to rear, radiator, laminate flooring.

**Conservatory** 8'2 x 6'3(2.49m x 1.91m) Two Upvc double glazed windows to side.

**Landing** Upvc double glazed window to front, airing cupboard with hot water tank and shelves.

**Bedroom 1** 10'5 x 9'11(3.18m x 3.02m) Upvc double glazed window to rear, double fitted wardrobe, coving to ceiling, double radiator.

**Bedroom 2** 12'8 x 9'11(3.86m x 3.02m) Upvc double glazed window to rear, range of fully fitted wardrobes, coving to ceiling, radiator.

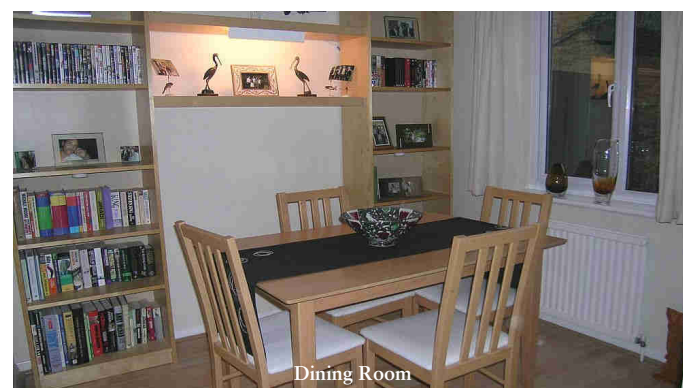
**Bathroom** Upvc double glazed window to front, three piece suite comprising, low level wc, wash hand basin, bath with tiled splash backs, laminate flooring.

**Front Garden** laid to lawn, path with various plants set to borders.

**Rear Garden** Laid to lawn, decking area, various trees and shrubs, enclosed by wall and fencing, door to garage.



Lounge



Dining Room

## Location

**Directions**  
From Haart Bar Hill turn left at the roundabout onto Saxon Way, upon entering the Spinney and proceed along and the property can be found on the right hand side.