

Watermead Bar Hill Cambridge CB23 8TJ

TYLERS
A PASSION FOR HOMES

welcome to

Watermead, Bar Hill Cambridge

A two-bedroom terraced house for sale in Bar Hill, offering no onward chain, a bright living room, private garden, garage and excellent access to Cambridge and local amenities.

Entrance Hall
Part-glazed front door leading to the entrance hall with radiator and doors to the living room and kitchen.

Kitchen
Kitchen comprising of a range of base and wall units with tiled splashbacks, front aspect double-glazed window, and space for a cooker, washing machine, and fridge freezer.

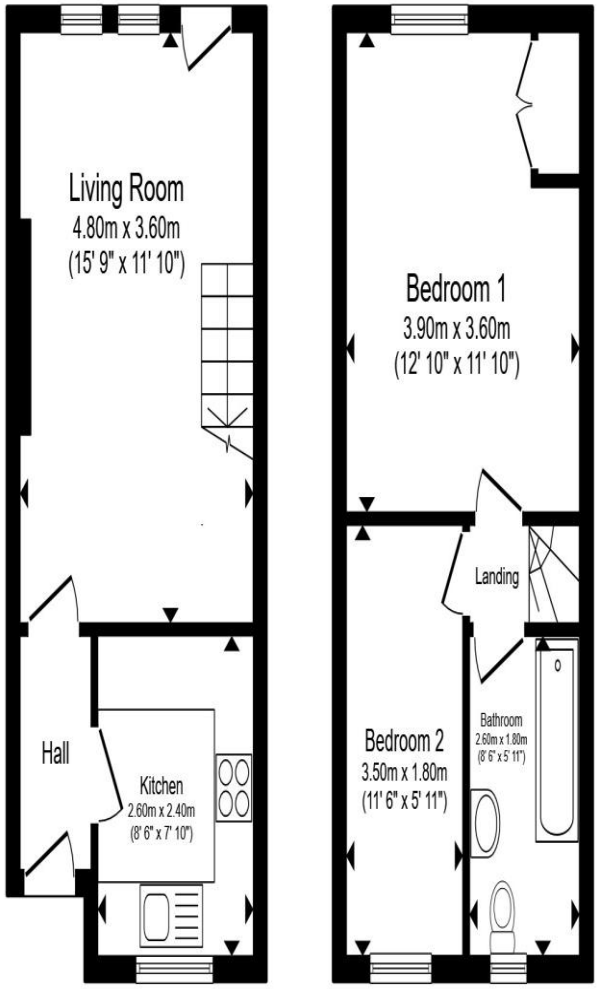
Living Room
Living room with feature brick fireplace, wood-effect flooring, radiator, rear aspect double-glazed window, and stairs leading to the first floor.

Bedroom One
Double bedroom with integrated mirrored double wardrobe, radiator, and rear aspect double-glazed window

Bedroom Two
A well-proportioned single bedroom with a double-glazed window to the front aspect and radiator

Bathroom
Bathroom comprising a bath, low-level W.C., wash hand basin, radiator, and front aspect double-glazed window.

Outside
Enclosed rear garden laid to lawn with paved patio area; garage on block near to the rear of the property



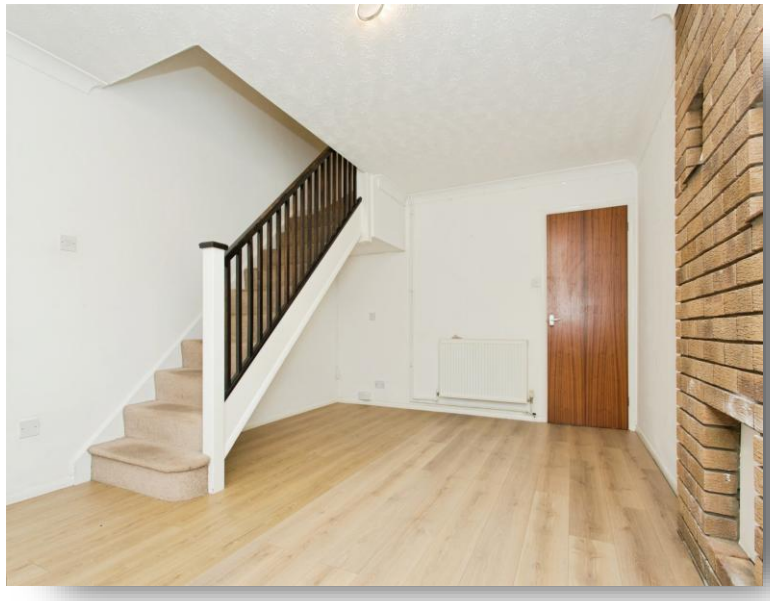
Ground Floor **First Floor**

Total floor area 53.2 m² (572 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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welcome to

Watermead,

Bar Hill Cambridge

- Two bedroom terraced house
- No onward chain
- Ideal first-time buyer opportunity
- Bright reception room with wood-effect flooring
- Feature brick fireplace

Tenure: Freehold EPC Rating: C
Council Tax Band: B

£225,000



view this property online sequencehome.co.uk/Property/HIS100407

The Property Ombudsman

Property Ref:
HIS100407 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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