



12 Manor Crescent, Hardwick, Cambridge. CB23 7QE

Malcolms professional independent estate agents are pleased to offer to the market this well presented terraced home which boasts open field views to the rear. Located in the sought after village of Hardwick which is in the desired Comberton village college catchment area and just a short walk to amenities. On the ground floor is a large lounge/diner with patio doors leading to the rear garden, there is also a separate kitchen and WC. The first floor comprises of 3 bedrooms and a separate family bathroom. Outside the property has an integral single garage and private driveway offering ample parking. This property is sold with no onward chain.



£395,000 Freehold

PROPERTY DESCRIPTION

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ROOM DESCRIPTIONS

Ground Floor

Porch

Ideal for housing shoes, coats and pram etc

Entrance Hall

Stairs to first floor, doors to:

Lounge/Dining room

Front to back lounge with windows to front and rear, 70s style serving hatch to kitchen and door to garden room.

Kitchen

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit, space for fridge/freezer and washer/dryer, built-in oven, hob with extractor hood, door to rear lobby and window to rear.

Garden Room

Full window surround with warm insulated roof, door to lounge/dining room and door to rear garden.

WC

Two piece suite comprising pedestal wash hand basin and close coupled WC.

First Floor

Bedroom 1

Window to front, full width wardrobes with sliding door, over stairs storage cupboard.

Bedroom 2

Window to rear.

Bedroom 3

Window to front, single storage cupboard.

Shower Room

Fitted with two piece suite comprising shower cubicle and pedestal wash hand basin. Window to rear

WC

Fitted with a close coupled WC.

Garden

The rear garden is mainly laid to gravel with a decking area to the front and back of the rear garden. There is also a good size patio area. The rear garden is stocked with an array of mature plants and shrubs and is enclosed with fencing. The property benefits from stunning open views to the rear of fields and woodland.

Garage

The property benefits from an integral garage which has power, light and an up and over door. The garage can be accessed from the house or private driveway to the front.

Agents Notes

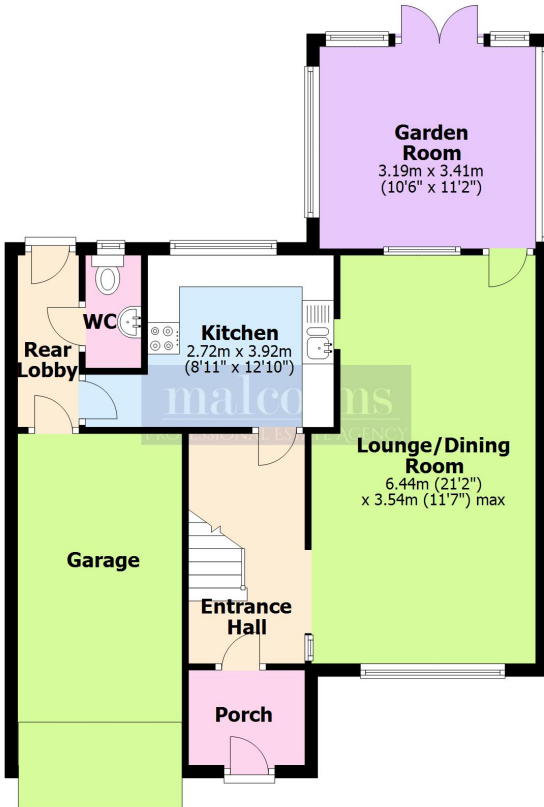
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce photographic and proof of address identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective



FLOORPLAN

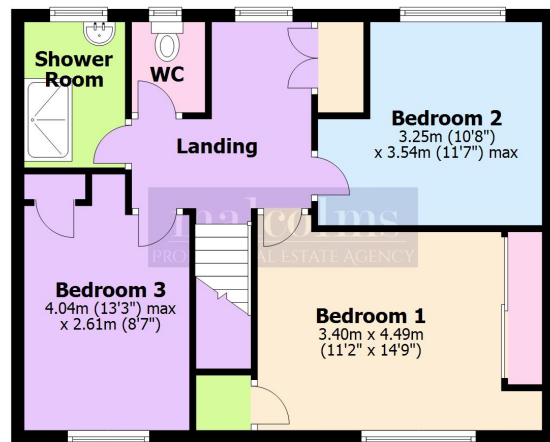
Ground Floor

Approx. 71.1 sq. metres (765.5 sq. feet)



First Floor

Approx. 52.8 sq. metres (568.2 sq. feet)



Total area: approx. 123.9 sq. metres (1333.8 sq. feet)