

malcolms
PROFESSIONAL ESTATE AGENCY

43 Cambridge Road, Hardwick, Cambridge. CB23 7QQ

£425,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Malcolms independent estate agents are pleased to present to the market this Two-bedroom detached bungalow, sat on an extensive and mature plot with garage and outbuildings. The accommodation offers a reception room to the front, two bedrooms, kitchen, shower room and additional reception room to the rear leading onto the garden. The unique selling point of the property is the generous plot it sits on, offering fantastic opportunity to extend and develop further (STPP).

Hardwick has a good selection of shops and amenities boasting a gastro-pub, recreational facilities, a pre-school, primary school and within the Comberton Village College catchment area. The village has good access to the M11 and A428, and the university city of Cambridge conveniently lies just to the east, providing excellent shopping facilities, picturesque walks and breathtaking architecture.

FEATURES

- Chain Free
- Detached Bungalow
- Large Plot
- Garage and Driveway
- Village Location
- South facing garden
- Ideal for renovation or extension (STPP)



ROOM DESCRIPTIONS

Entrance Hall

Radiator, door to;

Lounge

3.45m x 3.98m (11' 4" x 13' 1")

Bay window to front, window to side, radiator, TV and phone connections.

Kitchen

2.18m x 3.05m (7' 2" x 10' 0")

Fitted with a matching range of base and eye level units with work space over cupboards, tiled splashback, single bowl sink, space and plumbing for fridge/freezer, freestanding oven with hob, plumbing for washing machine/dishwasher, fitted storage cupboards, radiator, door leading onto the rear garden.

Garden Room

3.59m x 3.19m (11' 9" x 10' 6")

French doors with side panels to side, window to rear, radiator, wall lights, wood flooring.

Shower Room

Three piece suite, including double shower, wash hand basin, WC, fully tiled splashback, radiator, window to rear.

Bedroom One

3.23m x 3.38m (10' 7" x 11' 1")

Window to front, window to side, radiator.

Bedroom Two/Dining Room

2.40m x 2.95m (7' 10" x 9' 8")

Window to side, radiator, double doors leading into the Garden Room.

Gardens

Rear garden - Mature plot mainly laid to lawn with trees, flower beds and shrubs to the borders. There is two green houses and outbuildings attached to the rear of the garage.

Front garden - Large hedge to the front of the property and trees.

Garage and Driveway

There is a garage with up and over door, power and lighting. There is parking for multiple vehicles and a gravelled area to the front of the property.

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 buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT



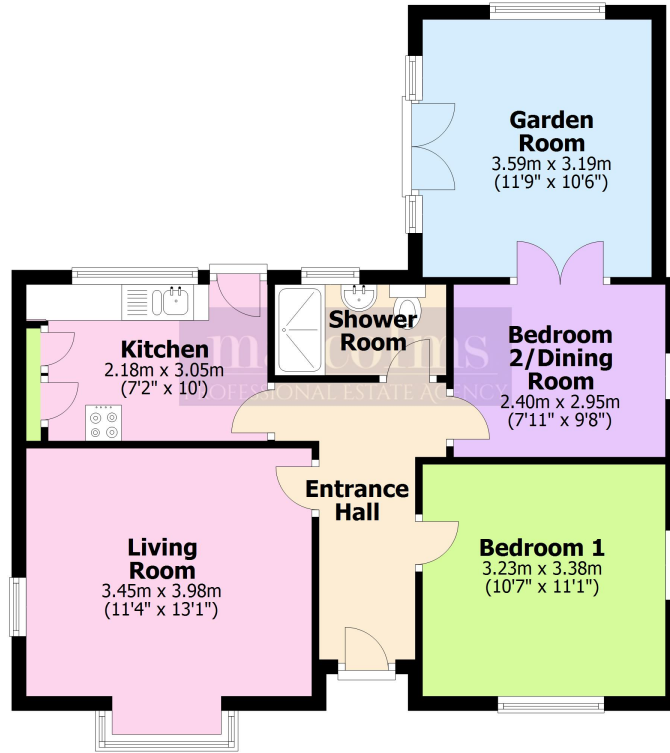




FLOORPLAN & EPC

Ground Floor

Approx. 62.4 sq. metres (671.4 sq. feet)



Total area: approx. 62.4 sq. metres (671.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	