



sqm / sqft

369 sqm / 0.09 acres

Link Detached House

3 bed, 2 recep, 1.5 bath

Garage & Driveway

1970's

EPC - F / 36

Council tax band - D

Barrons Way

A three bedroom, link detached family home in need of general updating and modernisation throughout. It has been extended to the ground floor and occupies a good sized, mature plot with a south facing rear garden backing onto fields. Available with no onward chain.



Guide Price
£400,000



Briefly, the property comprises; entrance hall with split level stairs leading to the first floor, cloakroom with a two-piece suite, lean to/utility space to the rear elevation, L-shaped sitting/dining room with an open fireplace and sliding patio doors to the rear aspect, inner lobby with a storage cupboard and additional front door, study/family room to the front of the home.

The first floor landing has a window to the side aspect, an airing cupboard, access to the loft and leads to the family bathroom and three good-sized bedrooms with the master having views to the rear over the gardens and fields beyond.

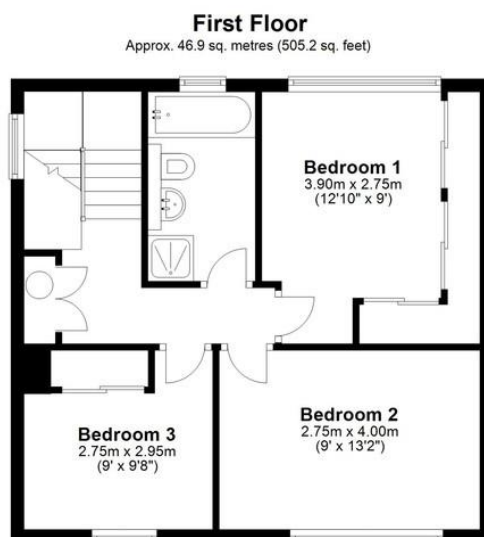
Outside, the property has a good sized plot, tarmac drive providing off street parking and access to the single garage. Timber double gates provide additional vehicular access to the front garden with further hardstanding, lawn area, plants, shrubs and trees, a retaining wall to the front and an oil tank.

The rear garden is mature, again with a lawn area, a patio area, plants and shrubs and backs onto the field beyond.



Ground Floor:
74.4 sqm / 800.7 sqft

First Floor:
46.9 sqm / 505.2 sqft



Total area: approx. 121.3 sq. metres (1305.9 sq. feet)

Drawings are for guidance only. www.beachenergy.co.uk
Plan produced using PlanUp.

Total area:
Approx. 121 sqm
(1,305 sqft)



Comberton is a larger village located about 6 miles west of Cambridge, with the centre set around a pretty village duck pond.

The village offers an excellent range of facilities and amenities including a shop / post office as well as schooling provision from pre-school up to the age of 18 years. The 'outstanding' Ofsted rated Village College has an adjoining Community Leisure and Health & Fitness facility and there is a doctors' surgery, dentist, public house, butchers, hairdresser and a large recreation ground.

For the commuter, the access point at junction 12 for the M11 is close-by and there is a cycle-path from the village to the city.

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