

Limes Road, Hardwick, CB23 7XN

CHEFFINS

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Hardwick,
CB23 7XN

5 2 3

Guide Price £550,000



A rare opportunity to purchase a substantial chalet bungalow of about 2000 sqft with one of the five bedrooms on the first floor. The property occupies a most attractive position close to the centre of this thriving village within its own plot of about 0.2 acres, enjoying views to the front over the village green. The property benefits from detached garage as well as a mobile home, in this well served village just a few miles west of the city.















LOCATION

The village of Hardwick is located just 7 miles west of the city of Cambridge and enjoys a thriving community spirit and a range of useful amenities including a village store and post office as well as a pub/restaurant. Near to the property there is also an independent gym and hair and beauty studio. The village is in catchment for Comberton Village college and benefits from easy access to Cambridge and London via road and rail.

DOUBLE GLAZED AND FROSTED ENTRANCE DOOR
leading into:

ENTRANCE HALLWAY
staircase rising to first floor, radiator.

CLOAKROOM/SHOWER ROOM
with three piece suite comprising tiled shower with glazed door, low level dual flush w.c., wash hand basin, double glazed and frosted window to the side.

KITCHEN/BREAKFAST ROOM
fitted with a range of storage cupboards and drawers to base and eye level with rolltop working surfaces and inset single drainer stainless steel sink unit with tiling to splashbacks, range of fitted appliances including electric double oven, gas hob with extractor fan above, integrated dishwasher, radiator, double glazed window to the front.

LIVING ROOM
with radiator, double glazed window to the front and twin opening doors leading through to:

SITTING ROOM
glazed French doors leading out to garden with adjoining side window, double panelled radiator.

UTILITY ROOM
rolltop working surfaces with single drainer stainless steel sink unit, plumbing and space for automatic washing machine, space for tumble dryer, wall storage cupboards, fitted storage cupboard, double glazed window, panelled and double glazed door leading to outside.

CLOAKROOM
low level w.c., wash hand basin with tiling to splashbacks, double glazed frosted window.

BEDROOM 2
radiator, double glazed window to the front, storage cupboard.

BEDROOM 3
radiator, double glazed window.

BEDROOM 4
radiator, double glazed window.

BEDROOM 5
radiator, double glazed window.

FAMILY BATHROOM
fitted with white three piece suite comprising panelled bath with shower unit above, low level dual flush w.c., wash hand basin, tiled walls and floor, radiator, double glazed and frosted window.

LOFT STORAGE ROOM
approached via extending ladder from rear hall with access through to further loft storage.

ON THE FIRST FLOOR

LANDING
access through to Dressing Room.

BEDROOM 1
with double glazed windows, radiator, double glazed Velux rooflight.

OUTSIDE
The property stands within its own well stocked mature grounds of around 0.2 of an acre principally laid to lawn, mature trees and shrubs. DETACHED GARAGE/WORKSHOP with up and over door, personal door, corrugated roof and rendered elevations.

MOBILE HOME
There is a mobile home on the site which is connected to services and offers two bedrooms, open plan kitchen/dining/living room with raised deck to the front.









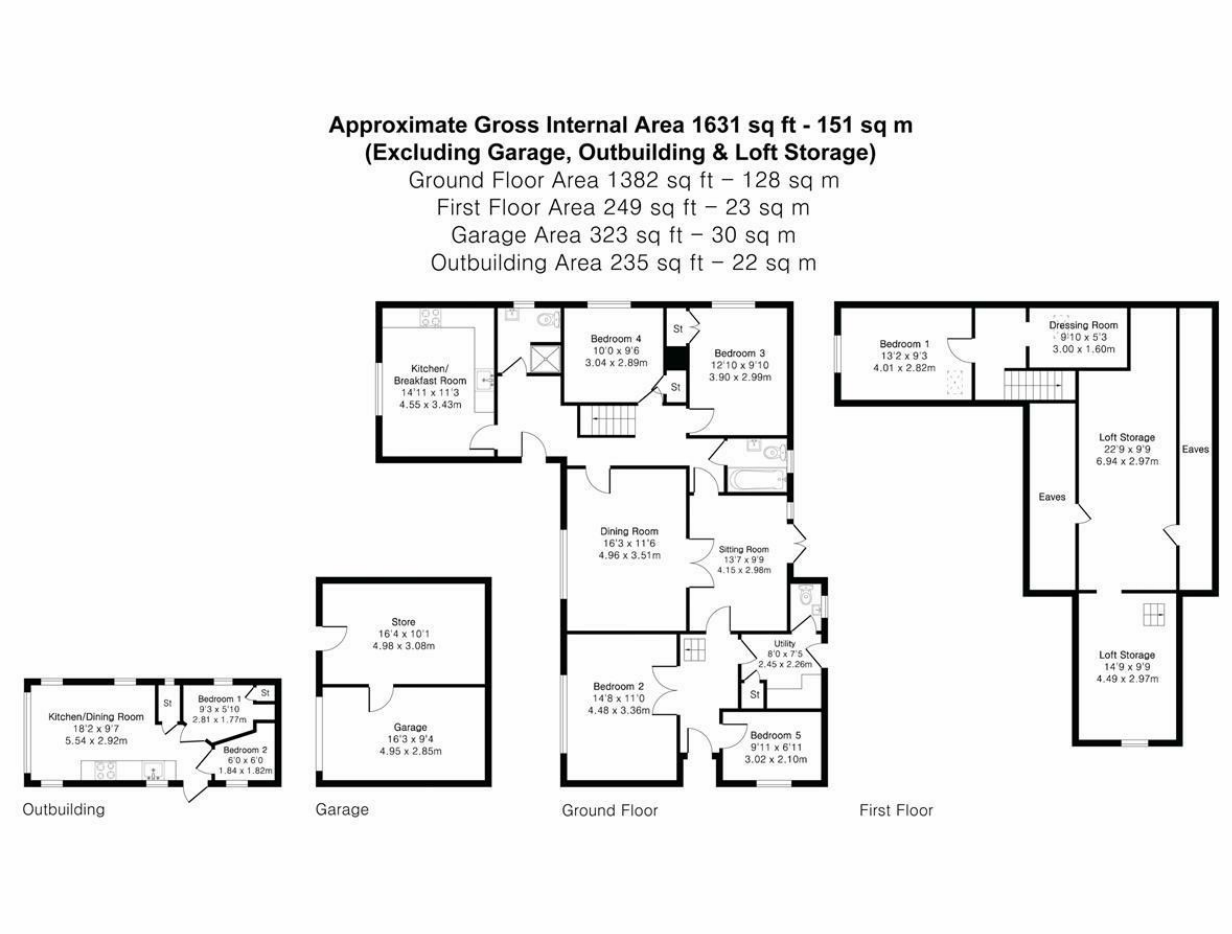


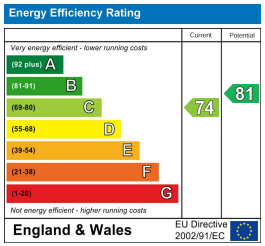












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Tenure - Freehold

Council Tax Band - D

Local Authority - South Cambridgeshire

PINK PLAN

Although Pink Plan ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

RICS Certified Property Measurer

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Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: https://www.gov.uk/stamp-duty-land-tax.

For more information on this property please refer to the Material Information Brochure on our website.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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