Ellison Lane, Hardwick, Cambridge, Cambridgeshire
CB23 7XH

Pocock + Shaw

57 Ellison Lane
Hardwick
Cambridge
Cambridgeshire
CB23 7XH

Originally constructed as a three bedroom home, now configured with two bedrooms, with the addition of a south facing garden and conservatory. A popular village with Post office/general store, highly regarded primary school and Comberton Village college catchment.

- Hall
- Fitted kitchen
- Lounge dining room
- Conservatory
- Two bedrooms (Originally three)
- First floor bathroom
- South facing rear garden
- Single garage and driveway parking
- No upward chain

Offers in region of £365,000

A popular village just over six miles west of Cambridge City, with a regular bus service and easy cycle access. The village offers a Post office/general store, highly regarded primary school and Comberton Village college catchment.
Originally constructed as a three bedroom home, now configured with two bedrooms, with the addition of a south facing garden and conservatory, single garage and driveway to the side.

Glazed entrance door to:

Reception hall Radiator, stairs rising to the first floor, coved cornice, door to:

Sitting room 15'0" x 13'9" (4.57 m x 4.19 m) Radiator, built in understairs cupboard, coved cornice, patio doors to:

Conservatory 13'1" x 8'9" (3.99 m x 2.67 m) Sealed unit double glazed windows to the side and rear set on an exposed brick base, double French doors to the side.

Kitchen 8'5" x 7'9" (2.57 m x 2.36 m) Fitted drawer line base units under a rolled edge work surface, inset one and a quarter bowl single drainer sink unit with mixer tap. Further base units, space and plumbing for washing machine, wall mounted cupboards, window to the front and wall mounted gas fired heating boiler.

First floor landing Coved cornice, access to loft space, over stairs cupboard with hot water cylinder and immersion heater.

Bedroom one 13'1" x 11'6" (3.99 m x 3.51 m) An L shaped room, two radiators and two doors opening to the landing, two windows to the rear. With the addition of a stud wall, could be returned to two bedrooms.

Bedroom two 10'9" x 8'9" (3.28 m x 2.67 m) Window to the front, radiator, full height sliding mirrored wardrobes to one wall.

Bathroom Fitted suite with pedestal pedestal wash basin, close coupled wc and bath, fitted power shower. Beech effect laminate flooring, radiator.

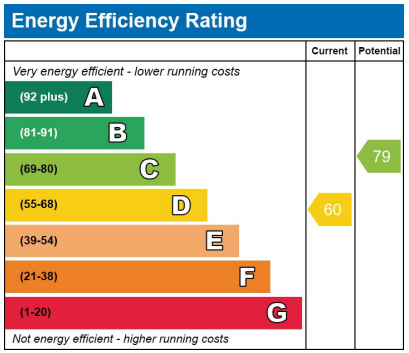
Outside To the front there is a small enclosed garden with hedge to the front boundary, driveway to the side providing off road parking for two vehicles, gated pedestrian access to the rear garden, being fully enclosed and south facing, lawn and patio, metal fencing to the side and rear boundaries.

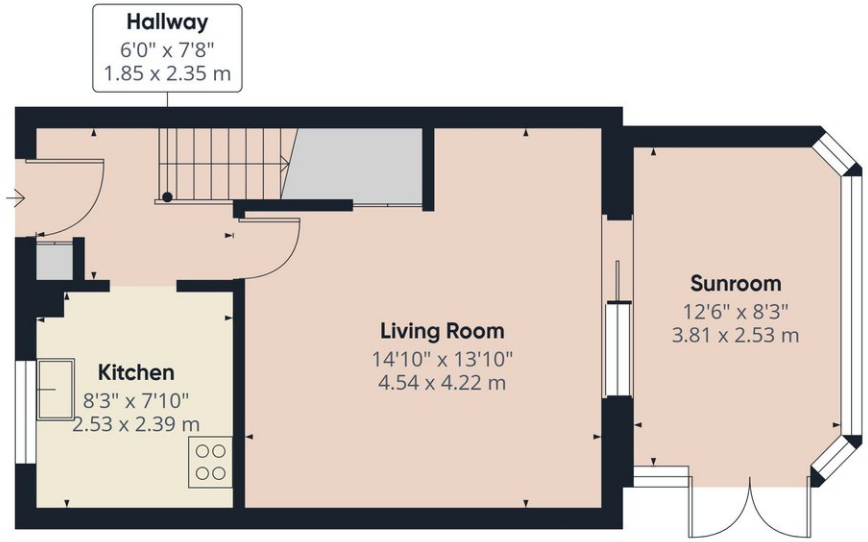
Services All mains services are connected

Tenure The property is Freehold

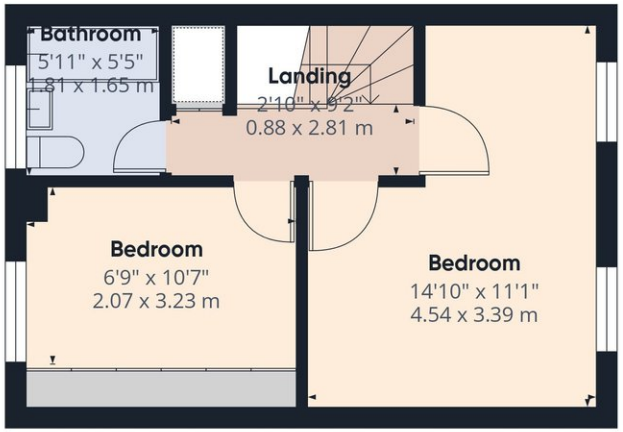
Council Tax Band C

Viewing By Arrangement with Pocock + Shaw





Ground Floor



Floor 1

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Approximate total area(1)

711 ft²

66 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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45 Mill Road, Cambridge CB1 2AW cambridge@pocock.co.uk www.pocock.co.uk 01223 322552