



11 Jopling Way, Hauxton, Cambridge, CB22 5HY
Guide Price £395,000 Freehold



rah.co.uk
01223 800860

AN ESTABLISHED TERRACED HOUSE, MUCH IMPROVED AND BEAUTIFULLY PRESENTED, OVERLOOKING A PLEASANT GREEN AREA WITH CLOSED REAR GARDEN AND GARAGE EN BLOC, WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE.

- 3 bedroom terraced house
- Refitted kitchen / breakfast room
- Refitted bathroom
- Gas fired central heating
- Garage en bloc
- EPC - C / 71
- Front and rear garden

The property enjoys a pleasant cul-de-sac position overlooking an expansive green area, and just a short walk from the highly thought of village Primary School. The current owners have refurbished the property in recent times and boasts beautifully presented and stylish accommodation.

In brief, the accommodation comprises an entrance porch to the living room with stairs to first floor accommodation, large storage cupboard under, and attractive Karndean flooring. The kitchen / dining room has been refitted with attractive contemporary cabinetry, and ample working surfaces with inset one and a half sink unit with mixer tap and drainer, breakfast bar, four-ring ceramic hob, oven extractor, plus an integral fridge-freezer and dishwasher with space for a washing machine.

Upstairs, there are three bedrooms, including bedrooms 1 and 2 with fitted wardrobe cupboards and a refitted family bathroom.

Outside, the front garden has been redesigned and boasts raised planters for vegetables, herbs, flowers and shrubs. The rear garden is laid mainly to lawn with a paved patio area, a further decked patio area to the rear of the garden with timber shed, flower and shrub borders and gated access leads out to the garage which is located nearby en bloc.

Location

Hauxton is a highly sought after South Cambridgeshire village situated just 4 miles from Cambridge City centre. Excellent shopping facilities are provided by the neighbouring village of Great Shelford and rail links to London Liverpool Street are available from the mainline train station there. The property is only about 1.8 miles from Waitrose Supermarket. In addition there is easy access to the M11, Addenbrooke's Hospital, Cambridge Biomedical Campus and the Park and Ride at Trumpington.

Tenure

Freehold

Services

All mains services connected.

Statutory Authorities

South Cambridgeshire District Council.

Council Tax Band - C

Fixtures and Fittings

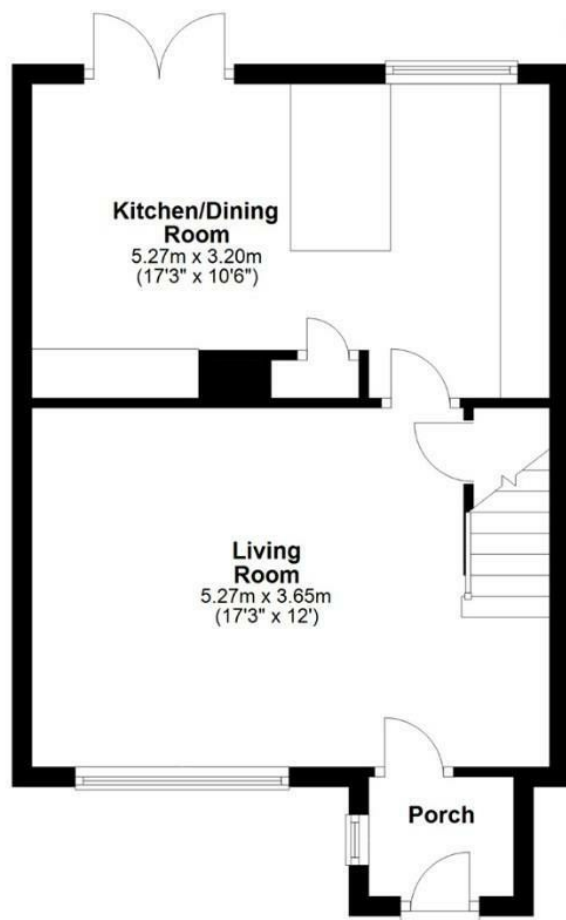
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

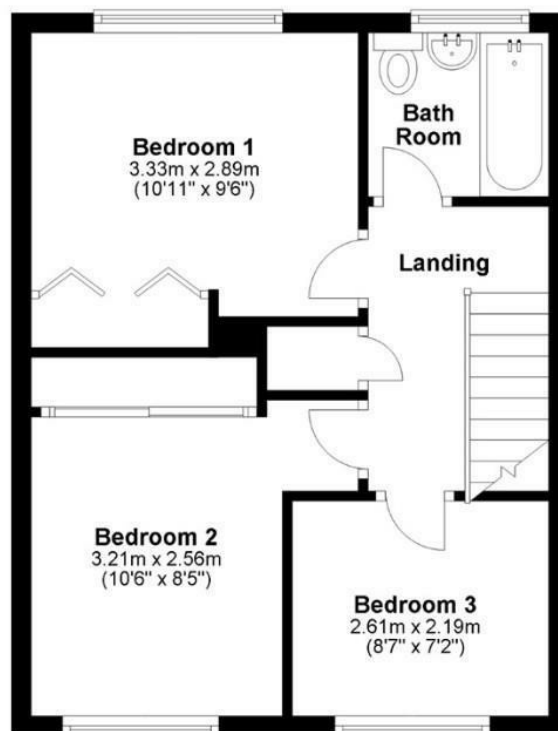
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



Ground Floor



First Floor



Garage En Bloc



Approx. gross internal floor area 75 sqm (800 sqft) excluding Garage

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		8
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

