



5 Jopling Way, Hauxton, Cambridge, CB22 5HY  
Guide Price £367,500 Freehold



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**AN ESTABLISHED AND EXTENDED TERRACED HOUSE WITH A LARGE REAR GARDEN, GARAGE EN-BLOC AND LOCATED WITHIN THIS HIGHLY SOUGHT AFTER VILLAGE.**

- Staggered terraced house
- 3 beds, 1 bath, 2 recepts
- Built in 1970
- Gas fired central heating to radiators
- Council tax band - C
- 1025 Sqft / 95 Sqm
- 0.7 acres (85 ft in length rear garden)
- Garage en-bloc
- EPC - C / 71
- Chain free

The property occupies a tranquil cul-de-sac position overlooking a pleasant green area and just a short walk from the local primary school. Over the years the current owner has extended the property and made numerous improvements, creating a large open plan kitchen/breakfast family room and utility room just off.

The accommodation comprises an entrance porch to a box bayed windowed sitting room with stairs to first floor accommodation, with karndean flooring, this opens to a dining area and in turn opens to the kitchen/breakfast room. The kitchen is fitted with attractive cabinetry and buffeted working surfaces within set one and a half sink, mixer tap and drainer, five ring gas hob, double oven and extractor with a utility room just off, hosing the usual white goods. Off the inner hallway is a cloakroom/WC.

Upstairs, there are three good sized bedrooms, both bedrooms one and two with fitted wardrobe cupboards and a re-fitted wet room.

Outside, the property is set back from the road and the front garden is laid mainly to artificial turf and enclosed by picket fencing. The rear garden measures over 85 ft in length and is laid mainly to paver for ease of maintenance in mind. There are flower and shrub borders, mature trees and gated access leads to the garage which is 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**

Mains services connected include; gas, electricity, water and mains drainage.

**Statutory Authorities**

South Cambridgeshire District Council.  
Council tax band - C

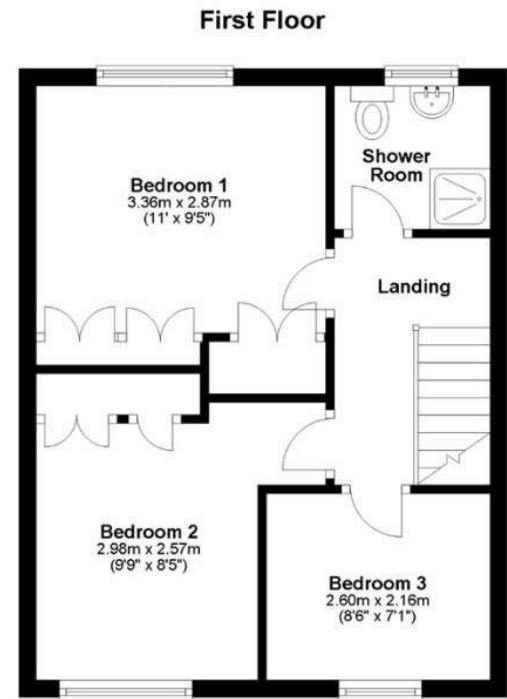
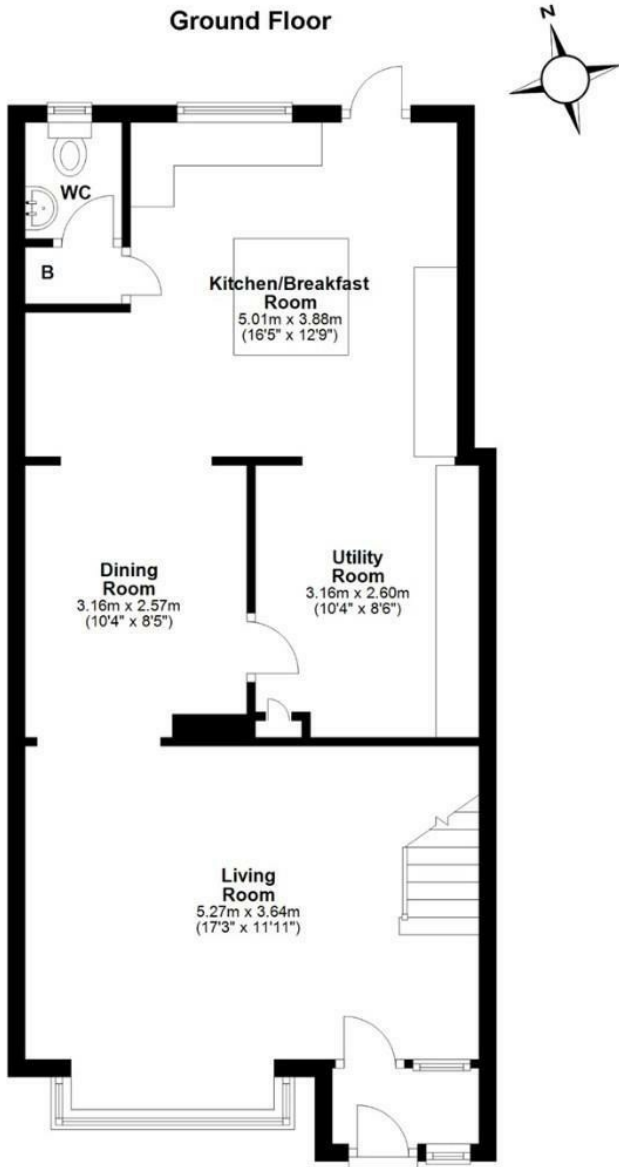
**Fixtures and Fittings**

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





Approx. gross internal floor area 95 sqm (1025 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

