



19 Jopling Way, Hauxton, Cambridge, CB22 5HY
Guide Price £375,000 Freehold



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01223 800860

AN ESTABLISHED END OF TERRACE HOUSE, REFURBISHED AND BEAUTIFULLY PRESENTED WITH ENCLOSED GARDEN AND GARAGE EN BLOC LOCATED WITHIN THIS POPULAR SOUTH CAMBRIDGESHIRE VILLAGE.

- End of terrace house
- 3 beds, 1 bath, 1 recept
- Gas fired central heating to radiators
- EPC - C / 69
- Chain free
- 800 Sqft / 75 Sqm
- 1970's construction
- Garage en bloc
- Council tax band - C

This established and extremely popular residential area was constructed in the early 1970's and conveniently placed for the local primary school and ideal for commuters with the A10/M11 just a short drive away. The current owners have greatly improved the property with a programme of refurbishment resulting in immaculately presented accommodation throughout and ideal for those looking for a property where they can move straight in.

The charming accommodation comprises an entrance porch to a welcoming reception hall with stairs to first floor accommodation and original parquet flooring. The flooring continues into the bay windowed sitting room which enjoys views over the green to the front. The kitchen/dining room has been re-fitted with attractive modern cabinetry, ample fitted working surfaces with inset one and a half sink unit, mixer tap and drainer, five ring gas hob, double oven extractor, integrated dishwasher and space for a washing machine and fridge/freezer, plus French doors out to the garden. There is a Nest-enhanced heating system.

Upstairs, off the galleried landing are three bedrooms, two good sized doubles and one large single and a re-fitted family bathroom.

Outside, there is a lawned front garden with a pathway to the front door and pathway to the gated side access which leads to the rear garden which is predominantly laid to lawn with flower and shrub borders and beds, a generous paved patio and gated access which leads out to the garage which is located nearby en bloc.

Location

Tenure

Freehold

Services

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

Fibre broadband is available at the property.

Statutory Authorities

South Cambridgeshire District Council

Council tax band - C

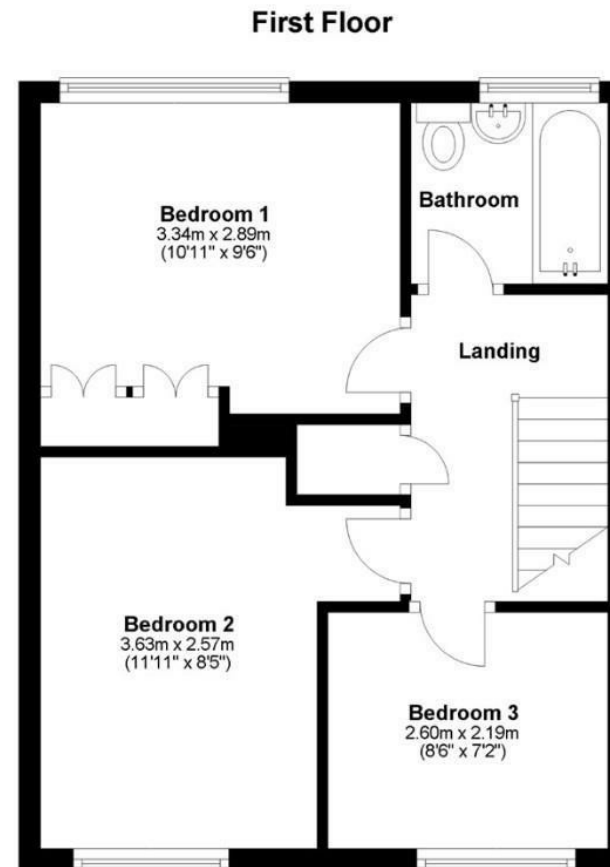
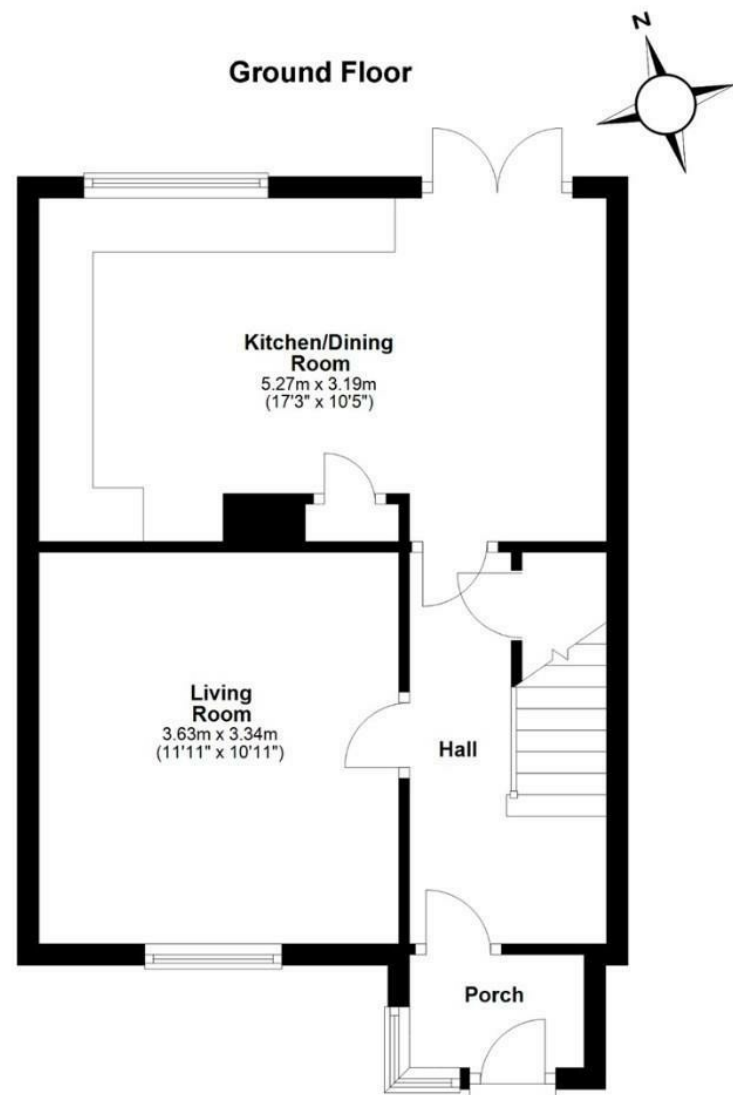
Fixtures and Fittings

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 75 sqm (800 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	69	
(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

