



30 Jopling Way, Hauxton, Cambridge, CB22 5HY
Offers Over £400,000 Freehold



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A THREE-BEDROOM, END OF TERRACE PROPERTY, BOASTING BRIGHT AND SPACIOUS ACCOMMODATION, WITH VIEWS ACROSS OPEN FIELDS, WITH THE ADDED BENEFIT OF NO ONWARD CHAIN.

- Semi-detached house
- 3 beds, 1 bath, 2 recepts
- Gas fired central heating to radiators
- EPC - C / 70
- 925 Sqft / 86 Sqm
- Constructed in 1972
- Garage en bloc
- Council tax band - C

30 Jopling Way, occupies a pleasant corner plot with generous garden, the property has been extended in ownership, but benefits from granted planning permission to extend (further information available) with the option of further expansion (STP). The property has just had a new combination boiler installed along with new carpet on the landing and staircase and new kitchen cabinet doors.

In brief the accommodation comprises, of entrance hall with stairs leading to first floor. The kitchen is fitted with a range of base and eye level units, stainless steel sink, electric fan oven and hob (there's a choice of mains gas or electric for the cooker/hob) with space for multiple white goods and fridge freezer. The living room is bright and spacious, with feature fireplace, this leads through to the multipurpose dining room, which in the past has been used as an office and playroom.

The first floor comprises of three bedrooms, two doubles with built in wardrobes and good size single, the family bathroom is fitted with a three-piece suite, the bath has an overhead shower.

Outside, you have an established rear garden enclosed by fencing, brick-built store to the side and patio area, the remaining garden is mostly laid to lawn the property also benefits from a garage en block, with further on street parking available.

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.
The property has a mains gas option for the cooker/hob

Statutory Authorities

South Cambridgeshire District Council
Council tax band - C

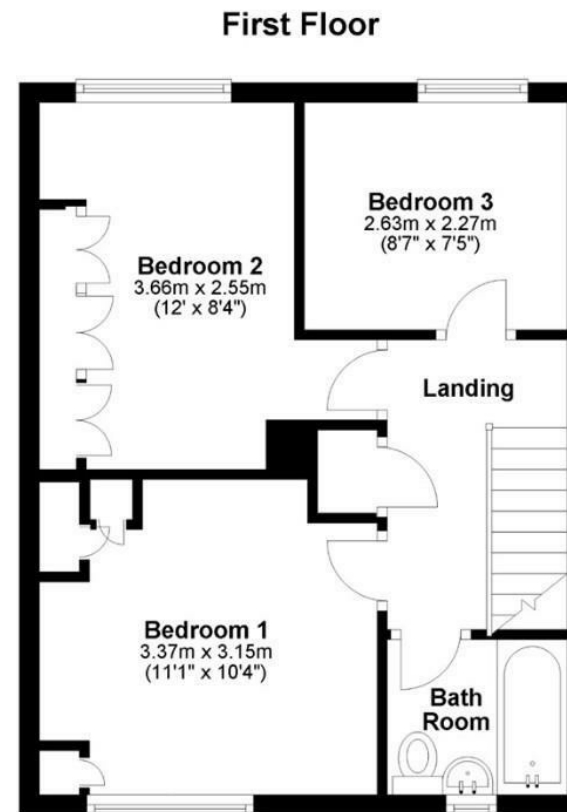
Fixtures and Fittings

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 86 sqm (925 sqft)

| Energy Efficiency Rating | | |
|---------------------------------------------|-----------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 83 |
| (81-91) B | | |
| (69-80) C | 70 | |
| (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 |

