



15 Ayres Drive, Hauxton, CB22 5FR
Guide Price £375,000 Freehold



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A CONTEMPORARY 2 BED TERRACED HOUSE, BEAUTIFULLY PRESENTED THROUGHOUT, ENJOYING A QUIET CUL-DE-SAC POSITION WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE.

- 2 bed modern terraced house
- 2 en suite shower rooms, 1 reception room
- Kitchen with integrated appliances
- Gas fired central heating
- EPC-B/81
- 675 sqft/63 sqm
- 0.03 acres
- Built in 2016
- Off road parking
- Council tax band-C

The property enjoys a pleasant cul-de-sac position within this extremely popular residential development. The property was constructed in 2016 by award winning Red Row Homes, finished to exacting standards throughout and so conveniently placed for Cambridge city centre and Addenbrookes medical campus, both on a cycle path and of course the M11 is just a short drive away.

The accommodation comprises an entrance hall with stairs to first floor accommodation, storage cupboard under which also has space and plumbing for washing machine and space for a tumble dryer. There is a further storage cupboard and wood effect flooring. The kitchen overlooks the front of the property and is fitted with contemporary cabinetry, ample fitted working surfaces with inset single sink unit and drainer, plus a range of integral appliances which include a four ring gas hob, oven, extractor, fridge/freezer and a dishwasher. The sitting room is a generous space with sliding patio doors to the garden and wood effect flooring.

Upstairs off the landing are two double bedrooms, both with fitted wardrobe cupboards and en suite shower rooms.

Outside, there is off road parking for two vehicles. Gated access lead to the rear garden which is laid mainly to lawn with a paved patio, flower and shrub borders, timber shed and enclosed by fencing.

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 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.

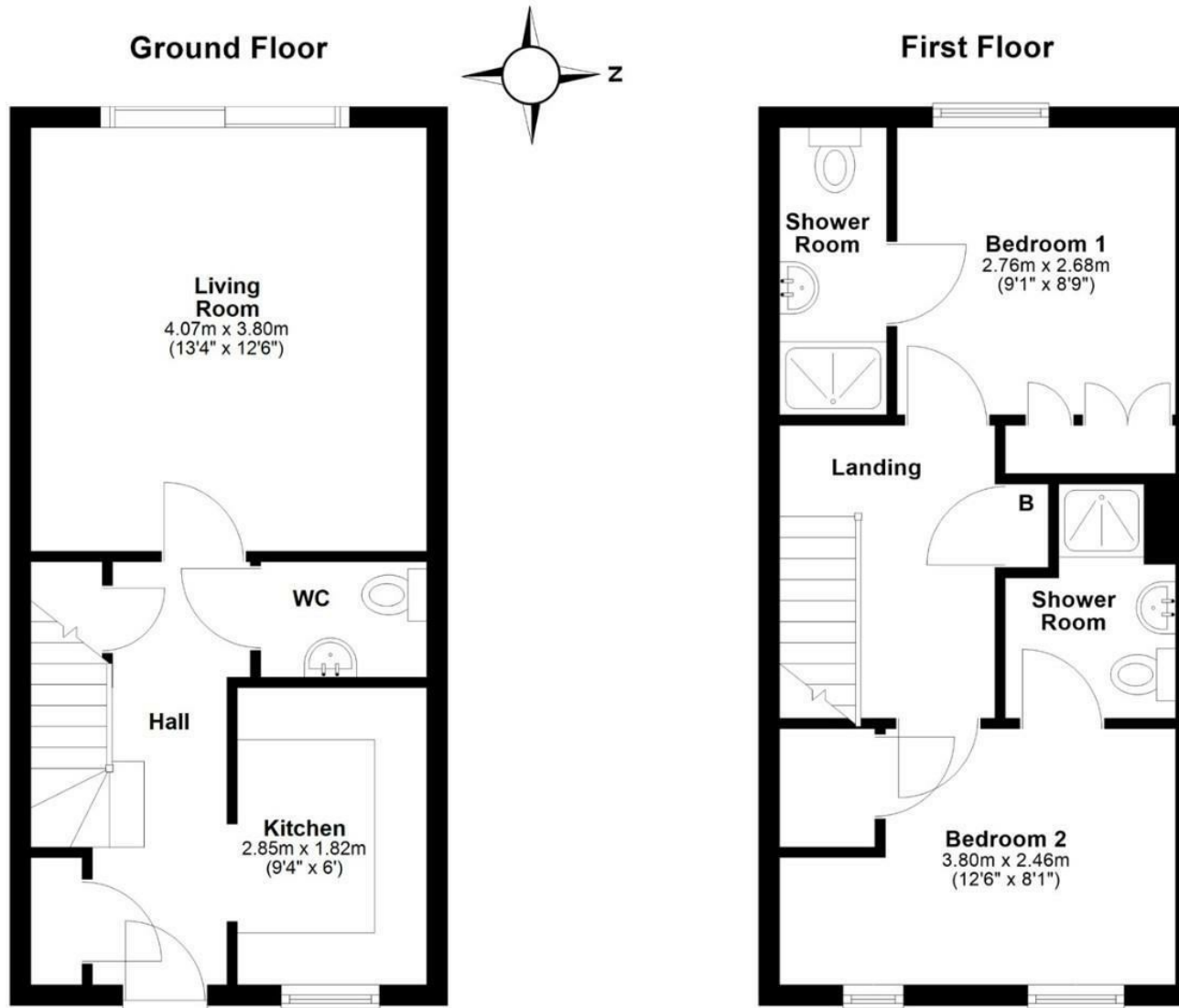
Viewing

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

Agents Note

Shared areas - maintaining communal gardens £216.35 per annum





Approx. gross internal floor area 63 sqm (675 sqft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		95
(81-91)	B	81	
(69-80)	C		
(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	

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.

