



2 Ash View,, Hauxton, Cambridge, CB22 5TE
Guide Price £350,000 Freehold



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A MUCH IMPROVED 2 BEDROOM, SEMI-DETACHED HOUSE WITH OFF ROAD PARKING, GARAGE, A PRIVATE ENCLOSED REAR GARDEN WITH VIEWS OVER MEADOWS AND SET WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE.

- 2 bed semi-detached house
- 1 bathroom, 1 reception room
- Refitted kitchen and refitted bathroom
- Built in 1990
- EPC- C /70
- 600 sqft/56 sqm
- 0.08 acre plot
- Gas fired central heating
- Off road parking and garage
- Council tax band-C

The property occupies a tranquil position within Ash View, within a cul-de-sac, shared with just the adjoining property and just a short walk from the primary school and village centre. There is a cycle path that goes directly to Addenbrookes medical campus and Cambridge city centre.

The accommodation comprises an entrance hall with stairs to first floor accommodation, storage cupboard under stairs and wood effect flooring. the kitchen was recently refitted with contemporary cabinetry, solid wood working surfaces with inset ceramic sink unit with mixer tap and drainer, four ring induction hob, oven, extractor plus space for a fridge/freezer and washing machine, complimented by a ceramic tile floor. The sitting/dining room has wood effect flooring and is a generous space with French doors out to the garden.

Upstairs off the landing are two good sized bedrooms. The main bedroom has fitted wardrobe cupboards and there is a refitted family bathroom which comprises a low level WC, vanity wash hand basin, panel bath with mains fed shower over and attractive wall and floor tiles.

Outside there is a lawned front garden and to the side is a driveway providing off road parking for two vehicles and leads to the garage with up and over door, power and light connected. Gated access leads to the rear garden which is laid mainly to lawn with flower and shrub borders, a generous paved patio, mature trees and hedging and to the rear are far reaching and fabulous views over meadows which often accommodate farm animals.

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

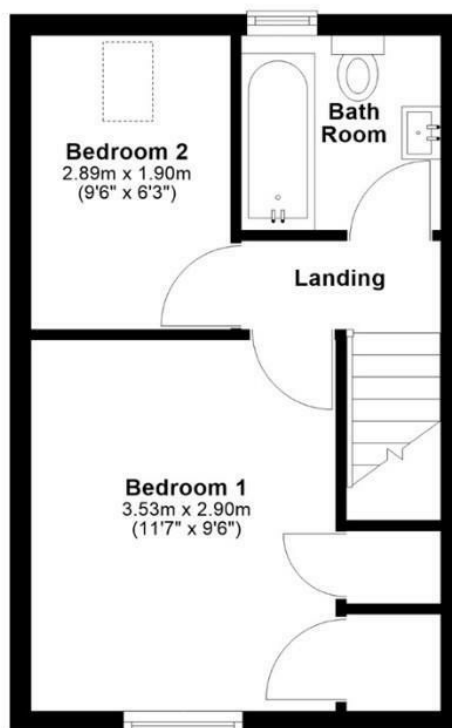
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris



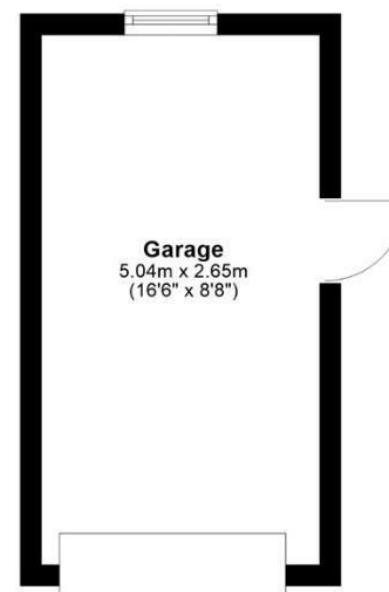
Ground Floor



First Floor



Outbuilding



Approx. gross internal floor area 56 sqm (600 sqft) excluding Garage

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		70	84
EU Directive 2002/91/EC			

