



2 Mill Lane, Hauxton, Cambridge, CB22 5GD  
Guide Price £525,000 Freehold



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**A MODERN END OF TERRACE TOWNHOUSE WITH BEAUTIFULLY PRESENTED ACCOMMODATION ARRANGED OVER THREE FLOORS AND LOCATED WITHIN THIS HIGHLY SOUGHT-AFTER RESIDENTIAL AREA.**

- 4 bedroom end of terrace townhouse
- 1200 sqft/111 sqm
- 2 bathrooms, 1 reception room
- 0.04 acres
- Gas fired central heating to radiators
- Driveway parking
- EPC-B/85
- Council tax band- D
- Chain free

The property occupies a pleasant position within this highly sought-after residential area built by Red Row Homes in 2019. The property boasts an excellent energy performance rating, making the house extremely affordable and easy to run.

The accommodation comprises a welcoming reception hall with stairs to first floor accommodation, fitted storage cupboard which has space and plumbing for a washing machine and tumble dryer, karndeian flooring and a cloakroom/WC just off. The kitchen/dining room is fitted with attractive, modern cabinetry, fitted working surfaces with inset one and a half sink unit with mixer tap and bevel drainer and a host of integrated appliances, these include a four ring gas hob, double oven, extractor, full height fridge/freezer and dishwasher. The sitting room boasts French doors out to the rear garden.

On the first floor landing, with stairs to the second floor there are three bedrooms, all with fitted wardrobe cupboards and a family bathroom. On the second floor, there is a generous master bedroom with en suite shower room just off.

Outside, there is a small lawned front garden and a driveway providing parking for two cars. Gated access leads to the rear garden which is laid mainly to shaped lawn, a generous paved patio, flower and shrub borders and a fitted barbeque/external kitchen area and all is 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 mains drainage.

**Statutory Authorities**

South Cambridgeshire District Council  
Council tax band-D

**Fixtures and Fittings**

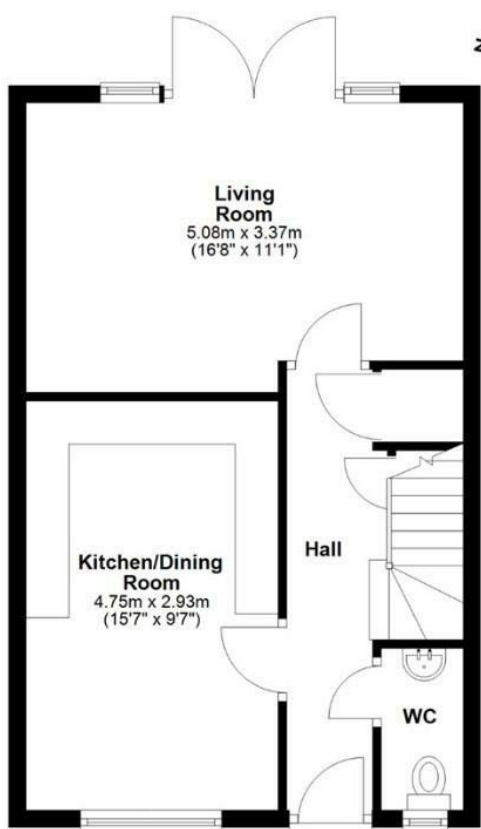
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

**Viewing**

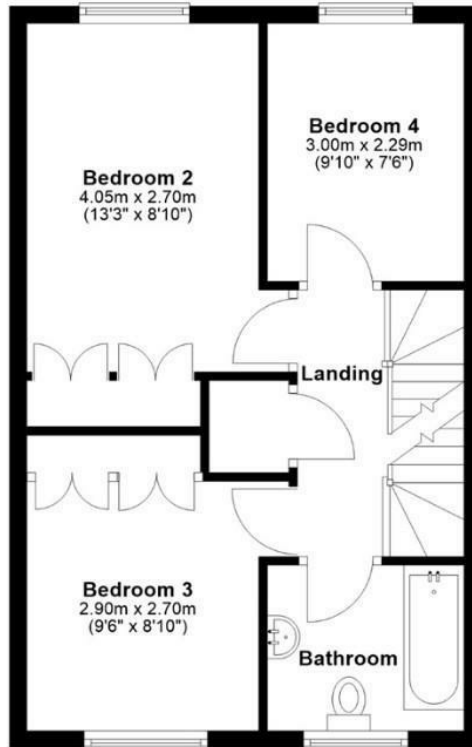
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris



### Ground Floor



### First Floor



### Second Floor



Approx. gross internal floor area 111 sqm (1200 sqft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		85	
(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	



