

14 Riddy Close, Hauxton, Cambridge, CB22 5TD

Guide Price £310,000 Freehold

REDMAYNE ARNOLD & HARRIS

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A MODERN 1 BEDROOM SEMI-DETACHED HOUSE, EXTENDED AND WELL PRESENTED WITH OFF ROAD PARKING, A COURTYARD GARDEN AND ENJOYING A QUIET CUL-DE-SAC POSITION IN THIS SOUGHT-AFTER VILLAGE.

- 1 bedroom semi-detached house
- 2 bathrooms, 1 reception room
- Built in 1991
- EPC-C / 72
- Chain free
- 600 sqft/55 sqm
- Gas fired central heating
- Off road parking and courtyard garden
- Council tax band-C

The property enjoys a quiet cul-de-sac position and located in the heart of the village, making an ideal first-time or invest buyer property. The property benefits from gas fired central heating and has been freshly decorated throughout.

The accommodation comprises an entrance porch, housing a Valiant wall mounted central heating boiler, opening to a living/dining room with French doors to rear, stairs to first floor accommodation and karndean flooring. The kitchen is fitted with contemporary cabinetry, ample fitted working surfaces with inset one a half sink unit, mixer tap and drainer, four ring ceramic hob, oven, extractor, integrated fridge/freezer, space for a washing machine and ceramic tile flooring. The conservatory extension makes a great secondary reception room with door to the courtyard garden and views over a wooded area to the rear.

Upstairs there is a large double bedroom with fitted wardrobe cupboards and an en suite bathroom, comprising low level WC, pedestal wash hand basin, a tiled shower cubicle and ceramic wall and floor tiles.

Outside there is off road parking for one to two vehicles, gated access leads to a block paved courtyard garden with garden store and views over farmland to the rear.

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-C

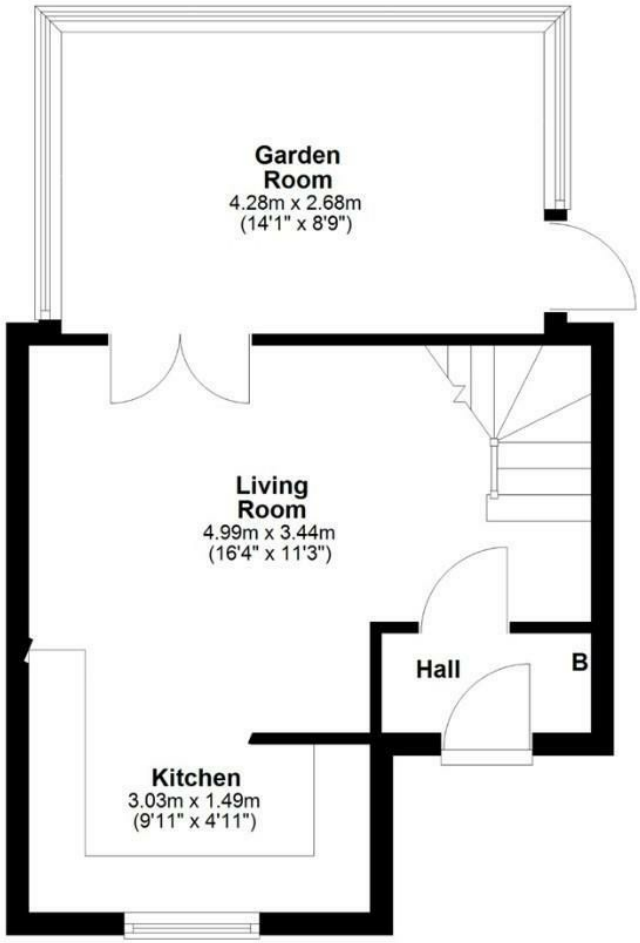
Fixtures and Fittings
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

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





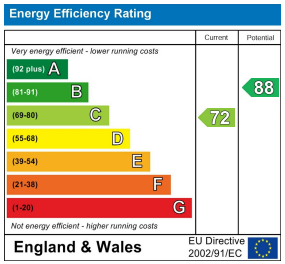
Ground Floor



First Floor



Approx. gross internal floor area 55 sqm (600 sqft)



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.











