



## Jopling Way, Hauxton Cambridge

**Price: Freehold £330,000 offers over**

- Modern End Terrace Home
- Three Bedrooms
- Single Garage
- Gas Radiator Heating
- UPVC Double Glazing
- Enclosed Rear Garden

EPC Rating: D



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. In addition there is easy access to the M11, Addenbrooke's Hospital, Cambridge Biomedical Campus and the Park and Ride at Trumpington.

Accommodation comprises;

Entrance Hall

Lounge - 11'11" x 11'0" (3.64m x 3.35m)

Kitchen/Diner - 17'3" x 10'6" (5.27m x 3.20m)

First Floor Landing

Bedroom One - 11'11" x 8'2" (3.64m x 2.50m)

Bedroom Two - 11'2" x 10'7" (3.23m max x 3.41m)

Bedroom Three - 8'8" x 7'4" (2.65m x 2.23m)

Family Bathroom

Outside

The FRONT garden is open plan and laid to lawn and fronts directly onto a green area. Gated side access leads to the REAR garden which is laid to lawn timber fencing and hedging to boundaries. Gated rear access leads to the brick built garage situated on bloc to the rear which has recently had a new roof and door fitted.



1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: GTS102279 - 0007

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