



A brand new, 3 bedroom end of terrace house finished to an excellent standard located in this highly regarded and convenient west Cambridgeshire village.

In brief

Cambridge 5 miles, Comberton 4 miles, M11 (junction 13 – southbound only) 3.5 miles, A14 4 miles, (distances are approximate).

Gross Internal Area: 944 sq ft (88 sq m).

2A LAXTON AVENUE, HARDWICK
£350,000 (GUIDE PRICE)

Property Summary

- Ground Floor: Entrance Hall, Sitting Room, Kitchen/Dining Room.
- First Floor: 3 Bedrooms, 2 Bath/Shower Rooms (1 En Suite).
- Outside: Off Street Parking, Single Garage, Enclosed Rear Garden.

Situation

Hardwick is a popular village situated about 5 miles west of Cambridge. Local facilities include a primary school, church, post office/general store, community centre, village green with an all weather sports pitch, large recreation ground, public house/restaurant, beauty salon and hairdressers. Golf enthusiasts are well served with 18 hole golf courses in the neighbouring villages of Toft and Bourn.

Secondary school and sixth form education is available at the highly acclaimed Comberton Village College (4 miles).

The nearby University city of Cambridge is not only world renowned for its academic achievements but also has become a 'high tech' and 'bio tech' hub with the University Research and Development Laboratories, Science Park and the internationally renowned Addenbrooke's Hospital/Biomedical Campus. The city also offers extensive cultural and shopping facilities together with an outstanding choice of schools for all ages.

For the commuter, there is a mainline railway station at Cambridge providing services to London's King's Cross and Liverpool Street in about 52 and 67 minutes respectively. The nearby A428 provides access to the A1 to the west and to the M11 to the east.

Description

2A Laxton Avenue is a brand new end of terrace house constructed with brick elevations, with part vertical hung tiles to first floor, under a tiled roof and occupies an excellent corner position with a return frontage to Laxton Avenue and Ellison Lane.

Outside

The property is set back from the road with an area of lawn to the front and blocked paved path to the front door. A good size garden to the rear is enclosed by timber fencing and is mainly laid to lawn with a paved terrace ideal for al fresco dining. The property also benefits from an off street parking space and a single **Garage**.



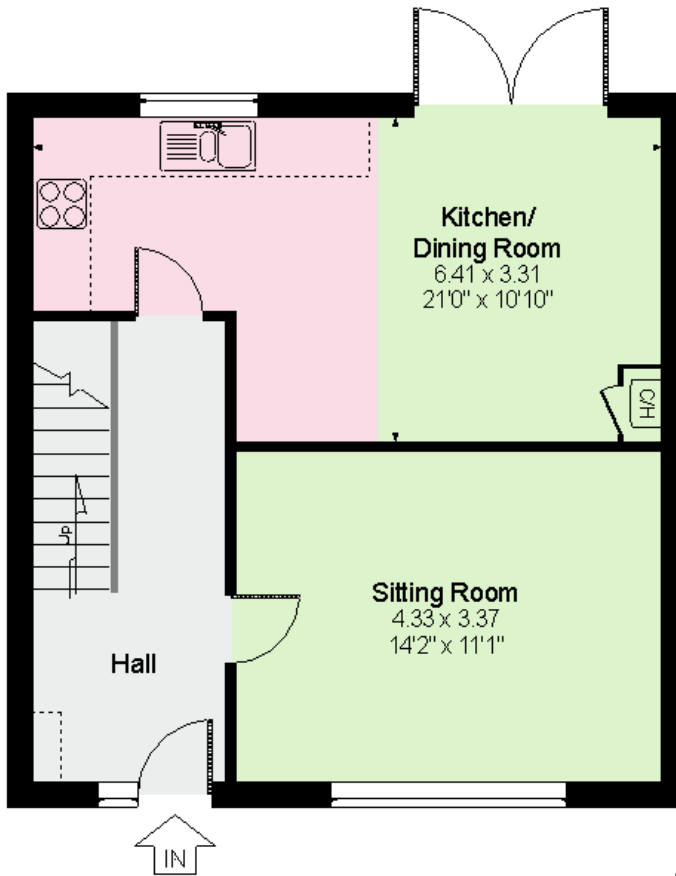
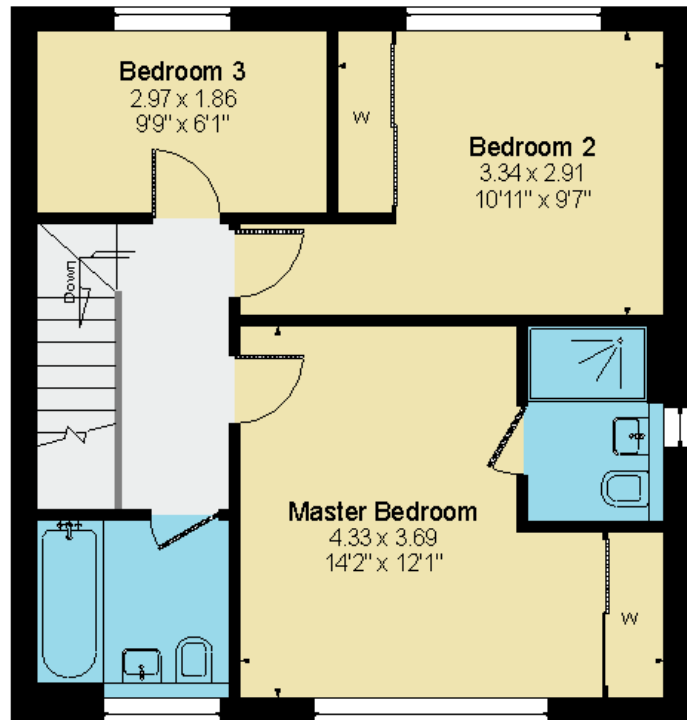
Property Highlights

- Beautiful Sitting Room 14'2" x 11'1" (4.33m x 3.37m) with large picture window to front aspect overlooking the delightful adjacent green with mature trees
- Spacious Kitchen/Dining Room 21'0" x 10'10" (6.41m x 3.31m) with French doors leading to the rear garden. Fitted Kitchen featuring range of wall and base cabinets with heat resistant worktops and integrated appliances comprising fridge/freezer, oven, hob with extractor above, dishwasher and washing machine.
- Large under stairs storage area which has plumbing and extraction allowing a cloakroom to be installed if desired
- Master Bedroom with built in wardrobes and En Suite Shower Room and 2 further Bedrooms (1 with built in wardrobes) and Family Bathroom to the first floor.
- Gas fired central heating. Underfloor heating to the ground floor and radiators to the first floor.
- 10 year ICW warranty.
- Laminate flooring to the ground floor, carpet to first floor and tiled floor finish to Bathrooms.

**2A LAXTON AVENUE,
HARDIWCK,
CAMBRIDGESHIRE CB23 7XL**

Gross Internal Area 88 m² (944 ft²)

- Bedrooms
- Bathroom
- Reception
- Kitchen
- Circulation



NOT TO SCALE: For guidance purposes only

© 2019: Premier Floor Plans 07967 19667:

Viewing

By prior telephone appointment with Bidwells
01223 841842

Enquiries

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Stonecross, Trumpington High Street, Cambridge, CB2 9SU

Additional Information

Services

All mains services are connected to the property.

Local Authorities

South Cambridgeshire District Council
0345 045 0500

Outgoings

Council Tax Band: C
Council Tax Payable 2019/2020:
£1,611.41

Fixtures & Fittings

All items normally designated as tenants fixtures and fittings are specifically excluded from the sale unless mentioned in these particulars

Tenure & Possession

The property is for sale freehold with vacant possession on completion

Health & Safety

In the interest of Health and Safety, please ensure that you take due care when inspecting any property.

Energy Rating To be confirmed



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