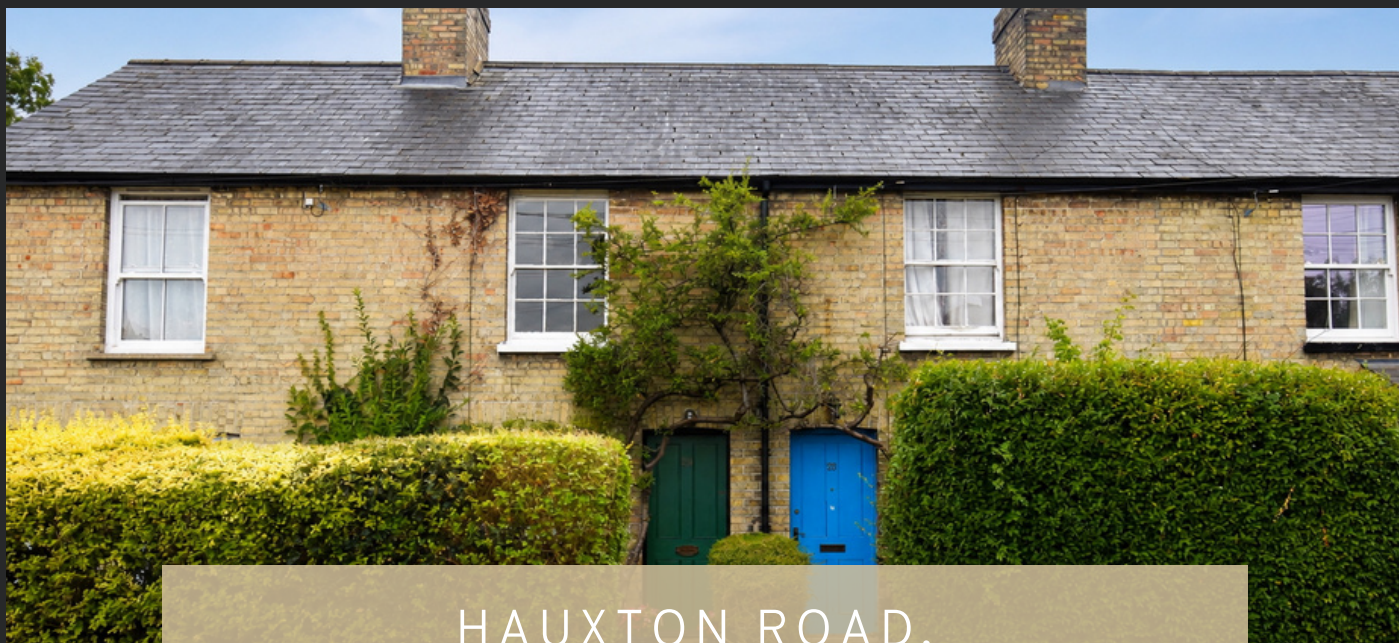


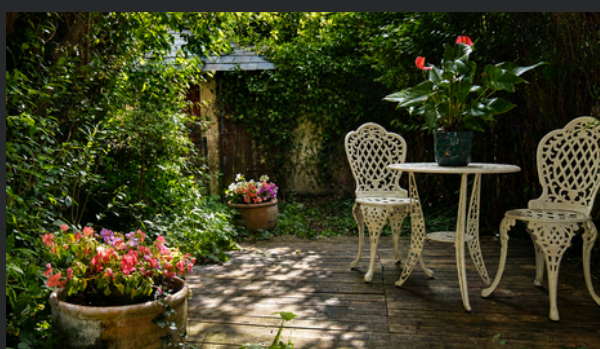


HAUXTON ROAD, LITTLE SHELFORD



Guide Price: £375,000

This is a charming two-bedroom mid-terraced cottage situated in the highly desirable village of Little Shelford, offering a wonderful balance of rural character and excellent access to the surrounding areas.



Features

- ✓ No Onward Chain
- ✓ Village Location
- ✓ Charming Rear Garden
- ✓ Character Property
- ✓ Well Located for Addenbrooke's and Bio-Medical Campus

ANTONY DAVIS

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Cambridge, CB21 5DH













A charming two-bedroom mid-terraced cottage situated in the highly desirable village of Little Shelford, offering a wonderful balance of rural character and excellent access to the surrounding areas. The property is ideally located within easy reach of Great Shelford mainline station, providing regular services to Cambridge and London Liverpool Street, making it particularly attractive for commuters.

Little Shelford is one of South Cambridgeshire's most sought-after villages, known for its attractive period properties, picturesque surroundings, and strong sense of community. The village is close to a range of local amenities, including shops, cafés, pubs, a post office and everyday services in neighbouring Great Shelford. Beautiful countryside walks can be enjoyed directly from the property, with nearby footpaths along the River Cam and surrounding countryside.

The property also benefits from convenient access to Addenbrooke's Hospital, the Cambridge Biomedical Campus, the A10 and M11, as well as Park & Ride services and Cambridge city centre.

The accommodation comprises a welcoming sitting room with an attractive fireplace with feature Chinese woodburner, a spacious kitchen/breakfast room fitted with a gas hob and electric oven, and a ground-floor bathroom featuring a shower over the bath.

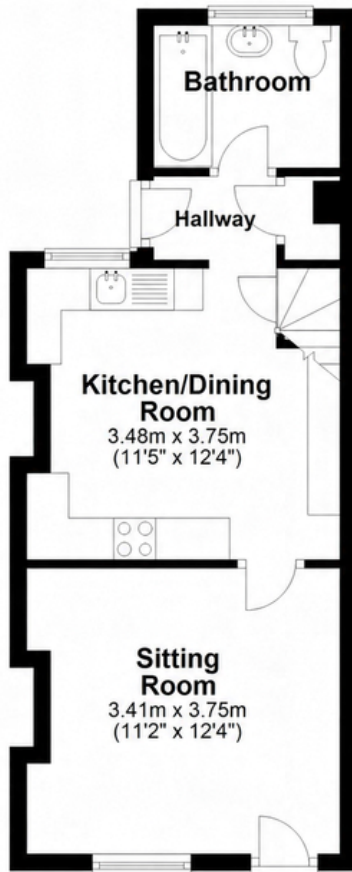
Upstairs are two generous double bedrooms with one benefiting from fitted wardrobes.

Outside, the property enjoys a delightful landscaped rear garden with attractive paving, providing an ideal space for outdoor dining and relaxation.

Whilst every effort has been made to create accurate information, we would ask that any interested buyers carry out their own due diligence process. The information provided on these particulars, do not form part of any contract. Antony Davis are acting solely for the seller as their estate agent, and are not qualified valuation surveyors.

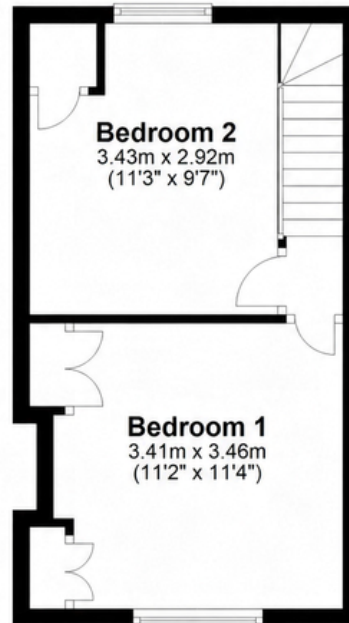
Ground Floor

Approx. 31.9 sq. metres (343.7 sq. feet)



First Floor

Approx. 26.0 sq. metres (280.0 sq. feet)



Total area: approx. 57.9 sq. metres (623.7 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

TOTAL SIZE: 623.7 SQFT (APPROX)

TENURE: FREEHOLD

EPC BAND: D

COUNCIL TAX BAND: C

LOCAL AUTHORITY: SOUTH CAMBRIDGESHIRE DISTRICT

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



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