



Laxton Avenue, Hardwick
CB23 7XL

Pocock+Shaw

36 Laxton Avenue
Hardwick
Cambridge
Cambridgeshire
CB23 7XL

A detached three bedroom home set on a good sized plot, close to the highly regarded Primary School and Post office. With off road parking and double length garage.

- Reception hall with cloak room
- Sitting room
- Kitchen
- Three bedrooms
- First floor bathroom
- Gas radiator heating
- Enclosed rear garden
- Double length garage
- No upward chain

Guide Price £425,000



A traditionally constructed three bedroom detached home located in the village of Hardwick, six and a half miles West of the City of Cambridge. Set on a good sized mature plot with enclosed rear garden, double length garage and off road parking.

The village post office and primary school are both a short walk away, and the property is in the catchment for Comberton Village College.

Replacement double glazed entrance door Glassed side panel.

Reception hall Stairs rising to the first floor, half landing with window to the side, radiator.

Cloakroom Coloured suite with wall mounted wash basin and close coupled WC, window to the side.

Sitting room Window to the front, double patio doors to the rear garden, two radiators and coved cornice.

Kitchen 10'10" x 9'6" (3.30 m x 2.90 m) Fitted range of units with work surface, inset coloured single drainer sink unit, mixer tap, double base unit. Inset ceramic hob and single oven. Extractor fan above, range of matching wall mounted cupboards. Continuation of work surface to opposing wall with further base units. Window to the rear and glazed door to the rear garden.

Landing Single built in airing cupboard with hot water cylinder.

Bedroom one 12'10" x 9'3" (3.91 m x 2.82 m) Window to the front, radiator, coved cornice.

Bedroom two 11'5" x 10'10" (3.48 m x 3.30 m) Window to the rear, radiator, coved cornice. Double fitted wardrobe.

Bedroom three 8'8" x 7'9" (2.64 m x 2.36 m) Window to the rear, radiator, single built in wardrobe.

Bathroom Fitted suite with pedestal wash basin, close coupled WC and bath with fitted shower over. Window to the side, radiator.

Outside

Front garden A larger than average garden area with several mature shrubs and bushes. Block paved driveway and paved pathway with gated pedestrian access to the rear garden.

Garage 31'8" x 7'5" (9.65 m x 2.26 m) Single up and over door, power and light connected. Courtesy door to the side.

Rear garden A mature garden enclosed with timber fencing, lawned area and flower and shrub borders.

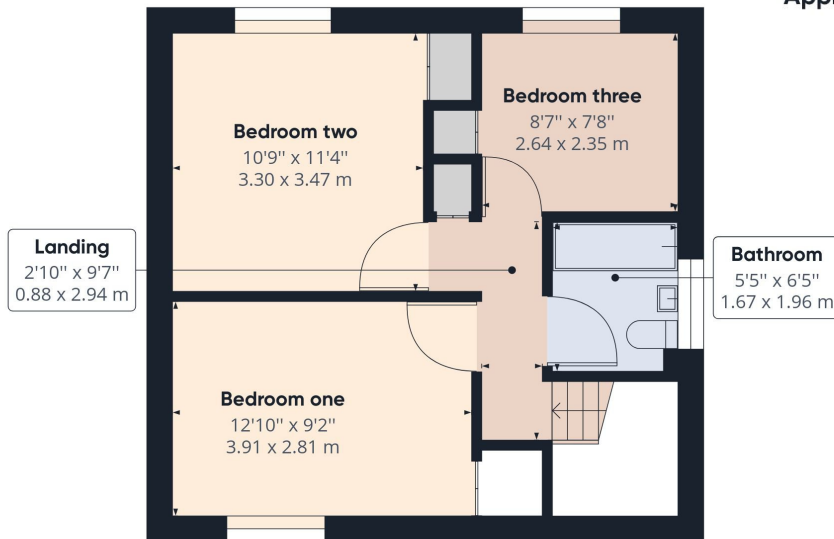
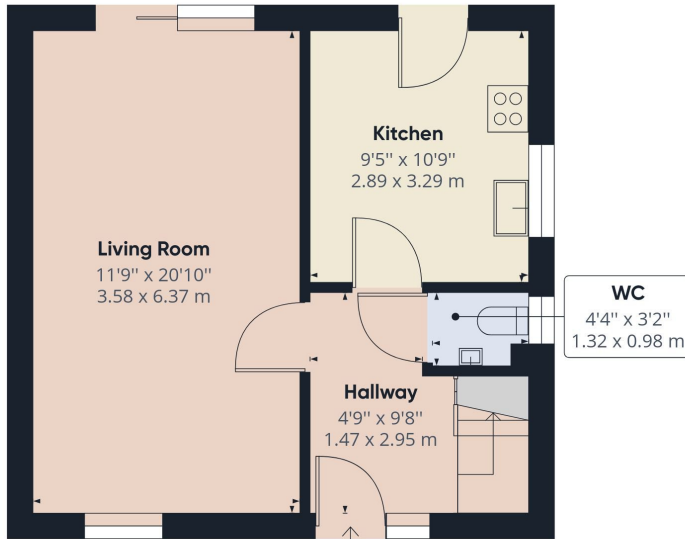
Services All mains services are connected.

Tenure The property is freehold

Council Tax Band D

Viewing By Arrangement with Pocock & Shaw





Approximate total area[†]

854.78 ft²

79.41 m²



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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