



The Lane, Hauxton  
CB22 5HP

Pocock + Shaw



16 The Lane  
Hauxton  
Cambridge  
Cambridgeshire  
CB22 5HP

Ideally located overlooking the village green in the highly sought after village of Hauxton, to the south of Cambridge. In need of general updating/modernisation.

- Sitting room
- Dining room
- Kitchen
- Utility room
- Landing
- Two double bedrooms
- First floor bathroom
- 65' approx rear garden
- No upward chain

Guide Price £365,000



Built in around 1939, this mid terraced home is pleasantly located overlooking the green, in the sought after village of Hauxton, just south of Cambridge. The property is in need of general updating/ modernisation. With two reception rooms, kitchen and adjoining utility room. Two first floor bedrooms with first floor bathroom. Outside there is a good sized garden of approx 65'.

**Double glazed entrance door to:**

**Sitting Room** 13'6" x 10'10" (4.11 m x 3.30 m) Double glazed window to the front, feature fireplace, door to:

**Dining room** 13'5" x 9'10" (4.09 m x 3.00 m) Double glazed window to the rear, stairs rising to the first floor, door to:

**Kitchen** 8'7" x 7'4" (2.62 m x 2.24 m) Single drainer stainless steel sink unit with base unit. Work top with further base unit. Window to the side door to:

**Rear lobby** Door to rear garden, door to:

**Utility room** 8'2" x 7'10" (2.49 m x 2.39 m) Window to the rear, worksurface.

**First floor landing**

**Bedroom one** 12'3" x 10'11" (3.73 m x 3.33 m) Double glazed window to the front, double fitted wardrobe, and meter cupboard.

**Bedroom two** 10'5" x 9'7" (3.17 m x 2.92 m) Double glazed window to the rear, double cupboard and access to loft space.

**Bathroom** White suite, close coupled WC, bath and wall mounted wash basin, window to the rear.

**Outside** To the front of the property there is a small garden area.

The rear garden is approx 65' in length, with shared pedestrian rear access.

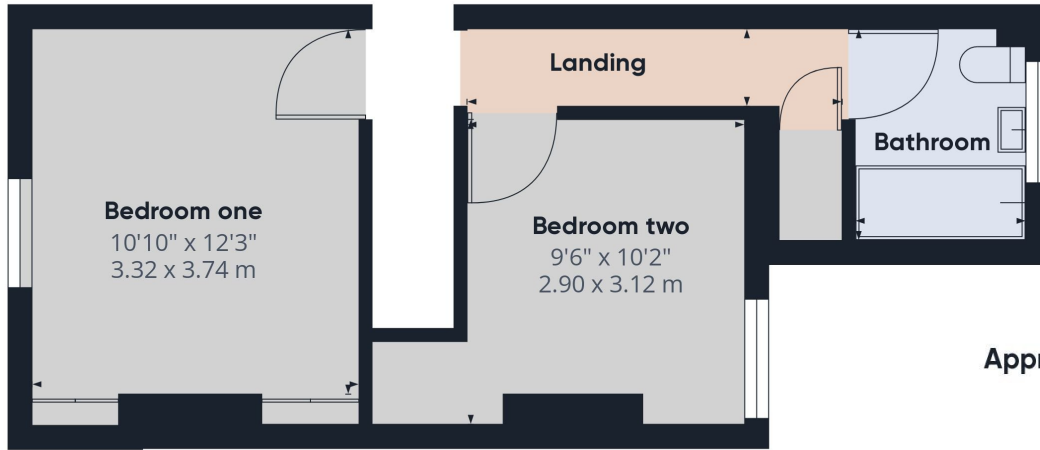
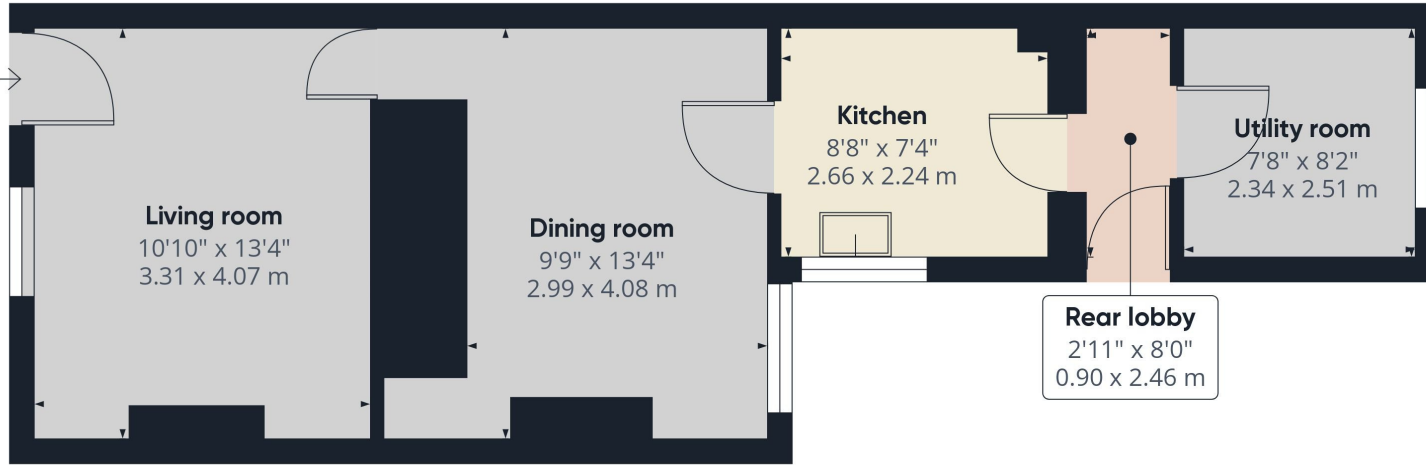
**Tenure** Freehold. Built approx 1939.

**Services** All mains services are connected

**Viewing** By prior appointment with Pocock and Shaw







Approximate total area

770.35 ft<sup>2</sup>

71.57 m<sup>2</sup>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		88
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>	22	
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

**Pocock + Shaw**