



Pond View, St. Peters Street, Caxton, CB23 3PJ

CHEFFINS

St. Peters Street

Caxton,
CB23 3PJ

A three bedroom semi-detached property extending to approximately 814sqft and set across two floors. The property further benefits from off-road parking, garage and a generous rear garden and is situated in a quiet location in the sought after village of Caxton.

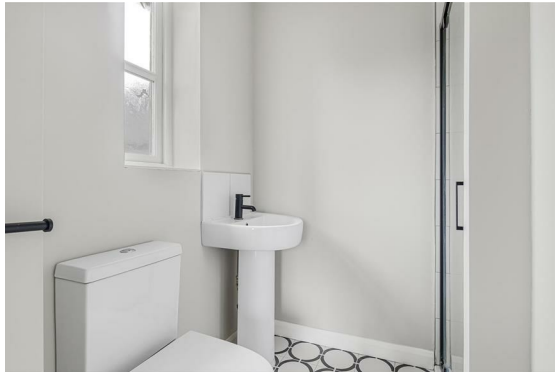
LOCATION

Caxton is a charming village situated 12 miles to the west of Cambridge, and is well placed for major routes including the A428 and M11. The village benefits from public houses/restaurants and church, with further facilities available in the nearby villages of Bourn, Eltisley and Cambourne.

3 2 1

Guide Price £335,000





FRONT DOOR

leads into:

ENTRANCE HALL

with engineered oak flooring, underfloor heating, downlighter, access into various rooms.

DOWNSTAIRS W C

with continuation of engineered oak flooring, low level w.c. and wash hand basin, frosted window to the front of the property.

SITTING ROOM

with engineered oak flooring, underfloor heating, double aspect with windows to side and front of the property, understairs storage cupboard.

KITCHEN/BREAKFAST ROOM

Kitchen with a range of floor and wall mounted units, oak worktop, sink and mixer tap, integrated Hisense dishwasher, integrated oven and three ring induction hob with extractor fan, underfloor heating, LED spotlights, part tiled walls, tiled flooring, window overlooking rear garden. Sliding doors out onto rear garden, downlighter.

ON THE FIRST FLOOR

LANDING

with airing cupboard containing water tank, carpeted.

PRINCIPAL BEDROOM

carpeted, downlighter, underfloor heating, window overlooking rear garden, built-in wardrobe with hanging rail, access into:

ENSUITE SHOWER ROOM

with tiled floor, three piece suite comprising of low level w.c., wash hand basin, walk-in tiled shower, frosted window overlooking side of the property, extractor fan, downlighter.

BEDROOM 2

carpeted, underfloor heating, window overlooking front of the property, downlighter.

BEDROOM 3

carpeted, underfloor heating, with window overlooking rear of the property and downlighter, access to loft storage.

FAMILY BATHROOM

with tile effect Karndean flooring, three piece suite comprising bath with shower over, low level w.c., wash hand basin, part tiled walls, frosted window overlooking front of the property, downlighter, extractor fan.

OUTSIDE

The property is approached via driveway leading to pathway to front door. Front garden is predominantly gravelled with various shrubs and hedges.

The garden is fully enclosed with timber fencing and side gate leading out of the property, terrace area perfect for al fresco dining, outside water tap. The garden is predominantly laid to lawn, borders containing various shrubs, plants, a further gate leading out to the rear of the property where the GARAGE can be located with up and over door.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		79
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £335,000

Tenure - Freehold

Council Tax Band - C

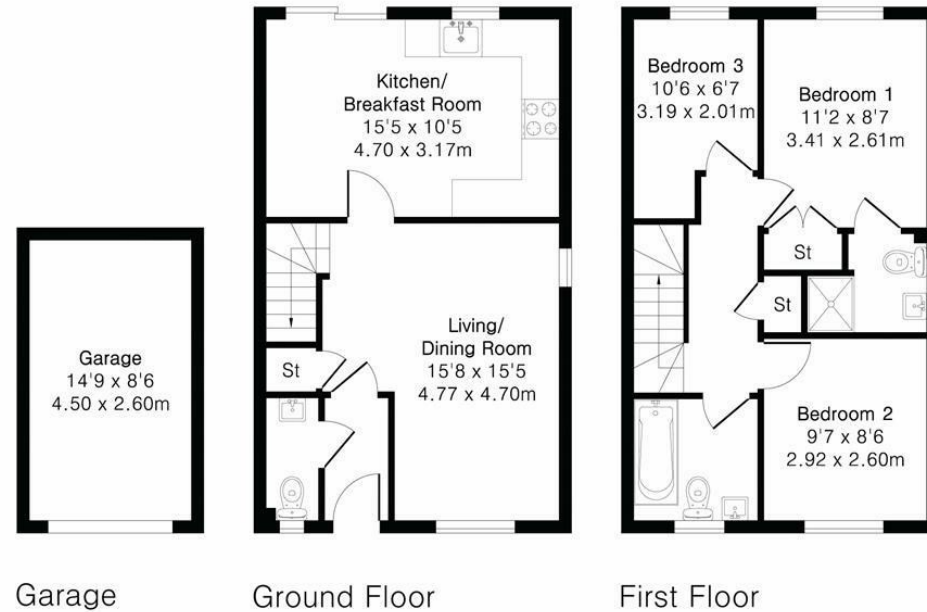
Local Authority - South Cambridgeshire District Council

Approximate Gross Internal Area 814 sq ft - 76 sq m (Excluding Garage)

Ground Floor Area 407 sq ft - 38 sq m

First Floor Area 407 sq ft - 38 sq m

Garage Area 126 sq ft - 12 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | cheffins.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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