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England, Scotland & Wales	
Energy Rating	Energy Efficiency - higher ratings cost less
A	92-100
B	81-91
C	69-80
D	55-68
E	39-54
F	13-38
G	1-12

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- DETACHED HOUSE.
- SOUTH FACING GARDEN.
- CUL-DE-SAC.
- GROUND FLOOR CLOAKROOM/W.C.
- EPC rating D.

- EN-SUITE SHOWER ROOM TO BEDROOM ONE.
- VILLAGE LOCATION.
- OIL FIRED RADIATOR CENTRAL HEATING.
- SEPARATE DINING ROOM.

Introduction

A THREE BEDROOM DETACHED HOUSE situated in a cul-de-sac location within this sought after Village location.

With potential to improve, this property is priced to sell and offers, in brief, Three Bedrooms with En-Suite to Bedroom One, two separate Reception Rooms, Kitchen and Bathroom. There is also a ground floor Cloakroom/W.C.

The rear garden is fully enclosed and SOUTH FACING. The driveway to the side offers potential parking for two vehicles and access to the SINGLE GARAGE.

Caxton is a small rural village and civil parish in the South Cambridgeshire district of Cambridgeshire. It is 9 miles west of the county town of Cambridge and 7 miles east of the town of St Neots and its mainline train station. Nearby Cambourne offers local amenities including Supermarket, Hotel with leisure facilities, local amenities, primary and secondary schools.

Ground Floor

Accommodation

Door to

Entrance Hall

stairs to the First Floor Landing, coved ceiling, central heating thermostat, radiator, under stairs storage cupboard

W.C

W.C, wash hand basin, radiator, frosted window

Dining Room

window to the front aspect, coved ceiling, radiator

Kitchen

base and eye level cupboards, drawer units, work surfaces with stainless steel one and a half bowl sink unit, electric oven, hob and extractor, space for fridge freezer, plumbing for washing machine, window to the rear aspect, part glazed door to the Rear Garden

Lounge

window to the front aspect, sliding patio doors to the Rear Garden, two radiators, coved ceiling, fireplace with open fire, TV point

First Floor

First Floor Landing

window to the rear aspect, coved ceiling, radiator, loft access, airing cupboard with hot water cylinder

Bedroom One

window to the front aspect, coved ceiling, radiator, built in double wardrobe, TV point

En-Suite Shower Room

fully tiled shower, W.C, vanity unit with wash basin, radiator

Bedroom Two

window to the front aspect, coved ceiling, radiator

Bedroom Three

window to the rear aspect, coved ceiling, radiator

Bathroom

bath with mixer tap and hand held shower attachment, W.C, pedestal wash basin, radiator, frosted window

Outside

Garden

an enclosed SOUTH FACING rear garden with a patio area stepping down to the lawn with flower and shrub borders. Outside tap. Gated pedestrian access to the side

Garage

up and over door, power, light, open eaves storage space, personal door to the rear garden

