



56 sqm / 603 sqft

2 parking spaces

0.03 acre / 130 sqm

2016

End-terrace house

EPC - C / 80

2 bed, 2 bath, 1 recep

Council tax band - C

Ayres Drive

An end-terrace house in a cul-de-sac location less than 2 miles south of the city boundary, with two en-suites and two parking spaces.



Guide Price
£350,000



Ayres Drive is a small cul-de-sac on Hauxton Meadows, a development built from 2016 onwards at the edge of Hauxton Parish, about 1.5 miles south of the city boundary between Trumpington and Harston. This makes it very accessible to the south side of the city with a dedicated, segregated cycle and footway leading in to Trumpington Park and Ride, on to Addenbrooke's, the station and city centre.

The development is pleasantly bordered by the river Cam with riverside walks through woodland and there are footpaths and bridleways out into the countryside towards Grantchester, Haslingfield and the Shelfords.

Just over the A10 are the village playing fields and in the old village a recreation ground, primary school and a new village hall.

The house provides a ground floor cloakroom, a fitted kitchen at the front and sitting / dining room at the rear opening through sliding doors on to the garden. The first floor has two bedrooms, both with en-suite shower rooms.

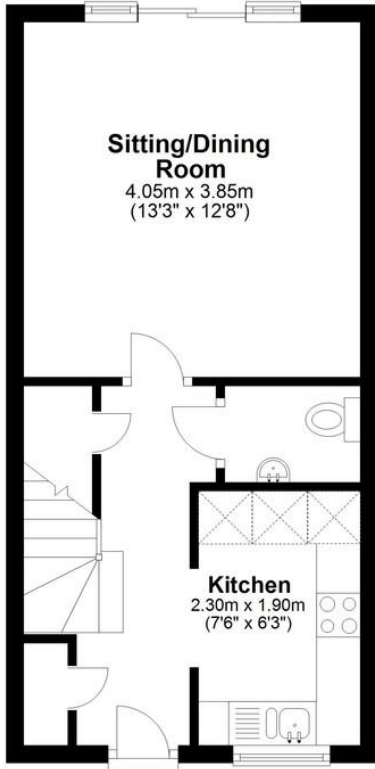
There are two parking spaces, side-by-side, right in front of the house and a side pedestrian gate to the rear garden. Being an end-terrace it has a wider rear garden with a good degree of privacy.

There is gas fired central heating and double glazed windows and doors.



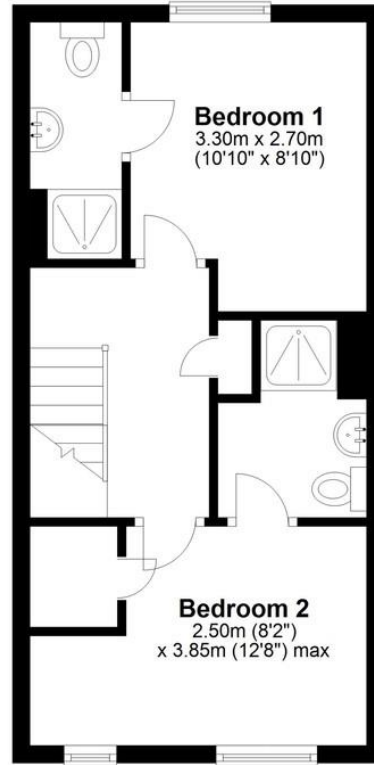
Ground Floor

Approx. 31.8 sq. metres (341.9 sq. feet)



First Floor

Approx. 31.8 sq. metres (341.9 sq. feet)



Total area: approx. 63.5 sq. metres (683.8 sq. feet)

Drawings are for guidance only. www.beachenergy.co.uk
Plan produced using PlanUp.

Total area:
Approx. 56 sq m
(603 sq ft)



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