54 HIGH STREET
HINXTON, CB10 1QY

BIDWELLS

A rare opportunity to purchase a charming three bedroom semi-detached cottage within a highly sought after village location

Property Summary

- A functional semi-detached home situated in the village of Hinxton
- Attractive gardens and outside space
- Excellent access to Cambridge, Saffron Walden and major transport links
- Three bedrooms and a family bathroom

Distances

- Saffron Walden – 5 miles
- Cambridge – 8 miles
- Royston – 9 Miles
- Whittlesford Parkway Station – 1.5 miles
- London Stansted Airport – 14 miles

Please read Important Notice on page six

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Introduction

54 High Street is a semi-detached cottage in a desirable location in the heart of the village of Hinxton. The property represents an excellent opportunity to purchase a family home with generous garden space, well positioned for access to major employment hubs and transport links.

The property is for sale as a whole with vacant possession.

Location

The property is located on the High Street in Hinxton, a rural Cambridgeshire village with a church, village hall and a well-regarded public house. The Wellcome Genome Campus, a major research centre, lies to the south of the village.

Whittlesford Parkway station provides regular rail services towards London Liverpool Street and Cambridge. Saffron Walden, approximately 5 miles away, offers a broad range of local amenities, shops and schools.

The nearby villages of Duxford, Ickleton and Great Chesterford provide additional village amenities. Great Chesterford also has a railway station, and the Imperial War Museum Duxford is a short drive away.

Situation & Access

The property benefits from convenient access to the local road network and the M11 corridor via nearby routes.

Access to the property is taken directly from the High Street via a front garden path leading to the main entrance and rear garden.

On-street parking is available on High Street.

Property Description

Upon entering the property, there is a welcoming entrance hall providing access to the dining room, spacious living room, and fitted kitchen, together with stairs leading to the first floor.

The ground floor has a large living area and a modern fitted kitchen with a range of wall and base units.

The dining room could also be utilised as a home office, snug or additional double bedroom.

To the first floor are two generously sized double bedrooms and a single bedroom. Both double bedrooms benefit from built-in storage cupboards, providing useful storage space.

The family bathroom comprises a bathtub with shower attachment, basin and WC.

The property benefits from a fenced garden and attractive views over the surrounding countryside and grazing land, providing a pleasant rural setting.

The plot size is approximately 0.11 acres and has an internal floor area of approximately 91 square meters.

Planning
There are no active or historic planning applications found that are related to this title address. The property is within the jurisdiction of South Cambridgeshire District Council.

Method of Sale
The property is for sale by private treaty as a whole.

Services
The house benefits from mains electricity, water connections, sewage and gas.

Value Added Tax
Should any sale of the property, or any right attached to it become a chargeable supply for the purpose of VAT, such tax will be payable by the Purchaser(s) in addition to the contract price.

Viewings
Viewing and access to the property is strictly by appointment with Bidwells. Please contact the selling agent.

Anti-Money Laundering
To comply with the Money Laundering Regulations 2017, once an offer is accepted the Purchaser(s) will be required to provide any information requested in order to undertake the relevant due diligence. This is a legal requirement.

Wayleaves, Easements & Rights of Way
The land is to be sold subject to all existing rights of way, public or private, light support, drainage, water and electricity supplies and all other rights and obligations, easements, quasi easements and all wayleaves whether referred to or not in the particulars.

The Purchaser(s) will be deemed to have full knowledge and satisfied themselves as to the provisions of any such matters affecting the property.

Boundaries
The Vendor and the Vendor's agent will do their best to specify the ownership of boundary hedges, fences and ditches but will not be bound to determine these. The Purchaser(s) will be deemed to have satisfied themselves as to the ownership of any boundaries.

Plans, Areas & Schedules
Plans attached to the particulars are based upon the Ordnance Survey National Grid and are for reference only. Any Purchaser(s) will be deemed to have satisfied themselves of the property as scheduled.

Health & Safety
We would ask you to be as vigilant as possible for your own personal safety when making an inspection of this property.

Land Registry
The property is part of HMLR Title No. CB150330.

Local Authority
This property is within the jurisdiction of South Cambridgeshire District Council.

Council Tax
This property falls within Council Tax Band D.

EPC Rating
This property has an EPC rating of D.

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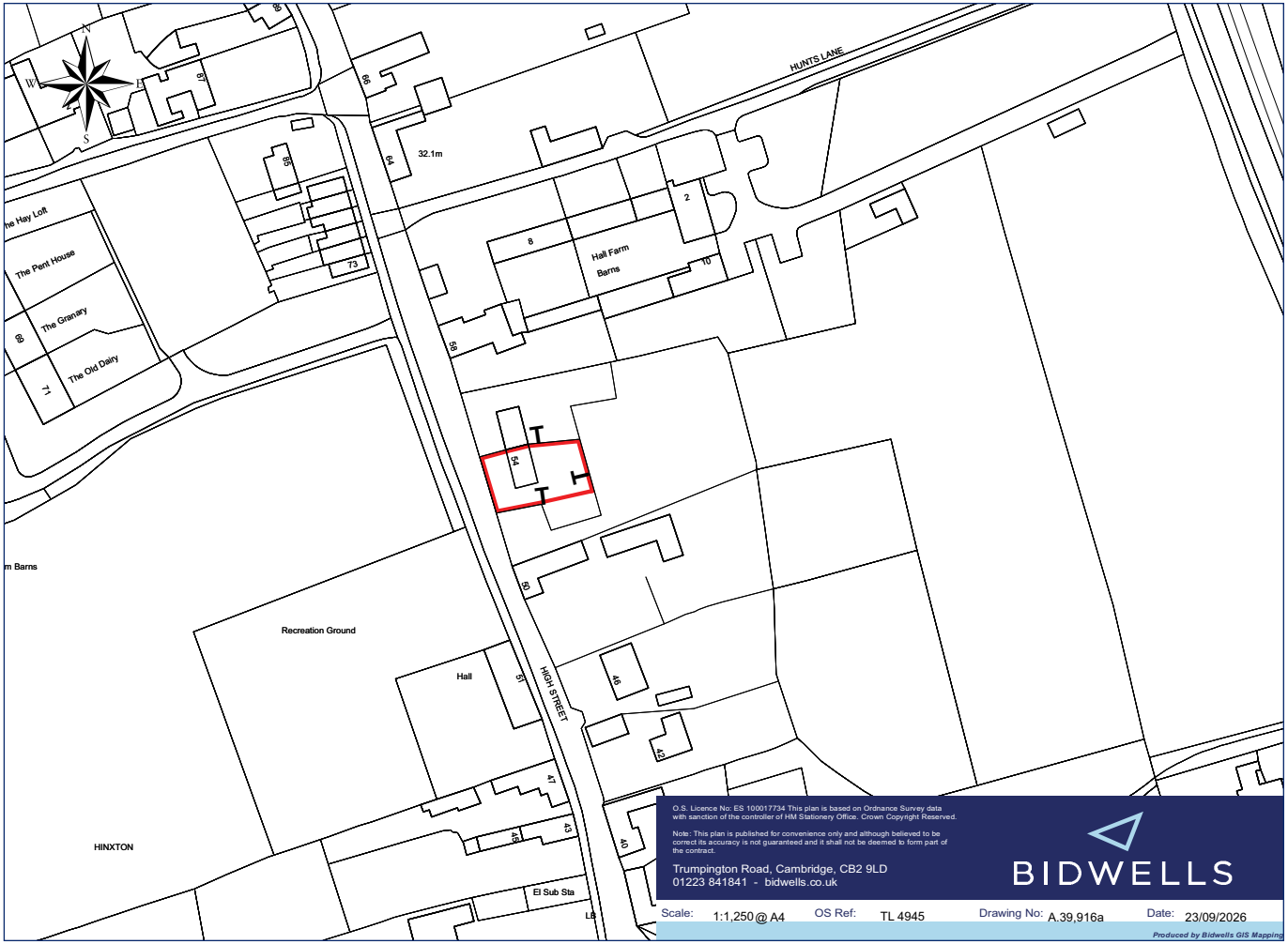

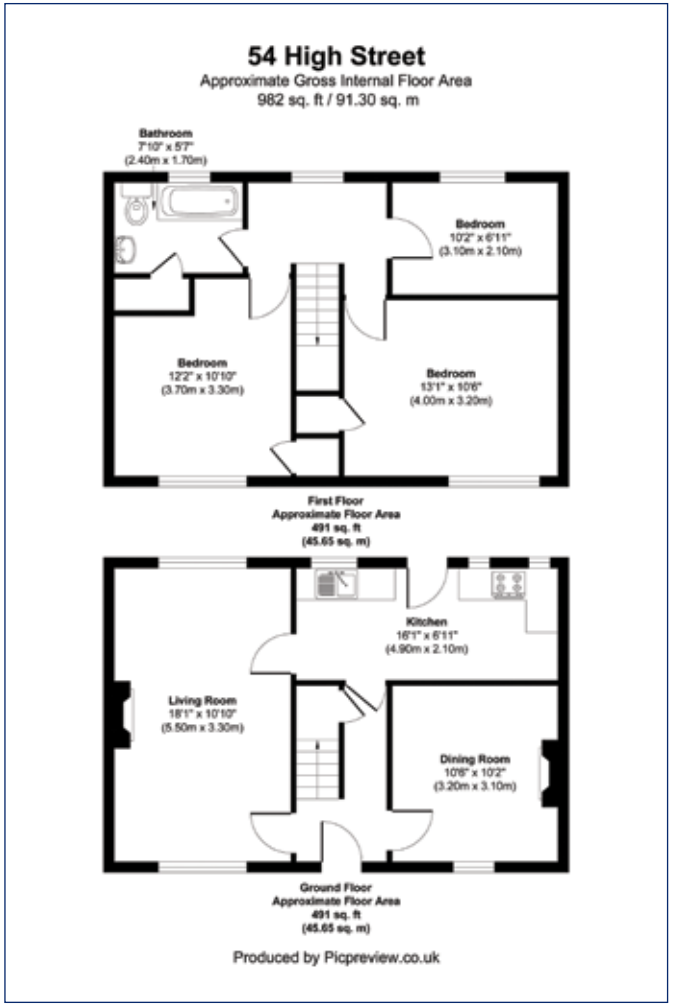

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