



Days Meadow, Oakington, CB24 3GS
£395,000 Freehold

HOCKEYS
ESTABLISHED 1885



SUMMARY

Located within a sought-after, modern development is this versatile, three/four bedroom townhouse. The property is offered for sale in excellent order throughout and with the advantage of no onward chain. The village offers a good amount of amenities, easy access to Cambridge and is on the guided bus way.

INTERIOR

The spacious entrance hall leads to the first floor accommodation, ground floor snug and open plan kitchen/dining room with French doors leading to the garden. A separate utility room and ground floor wc complete the ground floor accommodation. There is a sitting room on the first floor, which could easily alternatively be used as a double bedroom, with a generous master bedroom which includes built-in wardrobes and en-suite shower room. On the second floor are two further double bedrooms, plus the upgraded family bathroom.

EXTERIOR

To the front of the property is a lawn garden, with hedging to the boundary. The rear garden is laid to artificial lawn, with a paved patio area and timber shed, an outside tap and gated access which leads to the rear. The driveway to the side provides off road parking for two vehicles, one of which is currently occupied by a detached timber workshop/garden store, which is included in the sale.



LOCATION

KEY FEATURES

- No Onward Chain
- Modern Townhouse
- Three/Four Bedrooms
- Snug/Home Office
- Built 2006
- IVC Catchment
- On Guided Bus Route
- Low Maintenance Garden
- Detached Timber Workshop
- View To Appreciate





Oakington is a small village positioned approximately 8 miles (12.87 kilometres) north of Cambridge and 11.6 miles (18.67 kilometres) from St. Ives, offering convenient access to the nearby A14 and M11.

There is a recreation ground off Queens Way with a pavilion which provides sports facilities and functions at the village hall. Local sports clubs include a bowls club, tennis club and a football club.

The Church of England primary school is located on Water Lane and Oakington falls within the catchment area for Impington Village College, which receives positive inspection reports from OFSTED and also provides a sixth form for its pupils and sports centre.

There is a large garden centre with café and a local convenience store with a post office.





ADDITIONAL INFORMATION

Local Authority
 South Cambs District Council

Council Tax Band C
 2022/2023 Annual £1,835

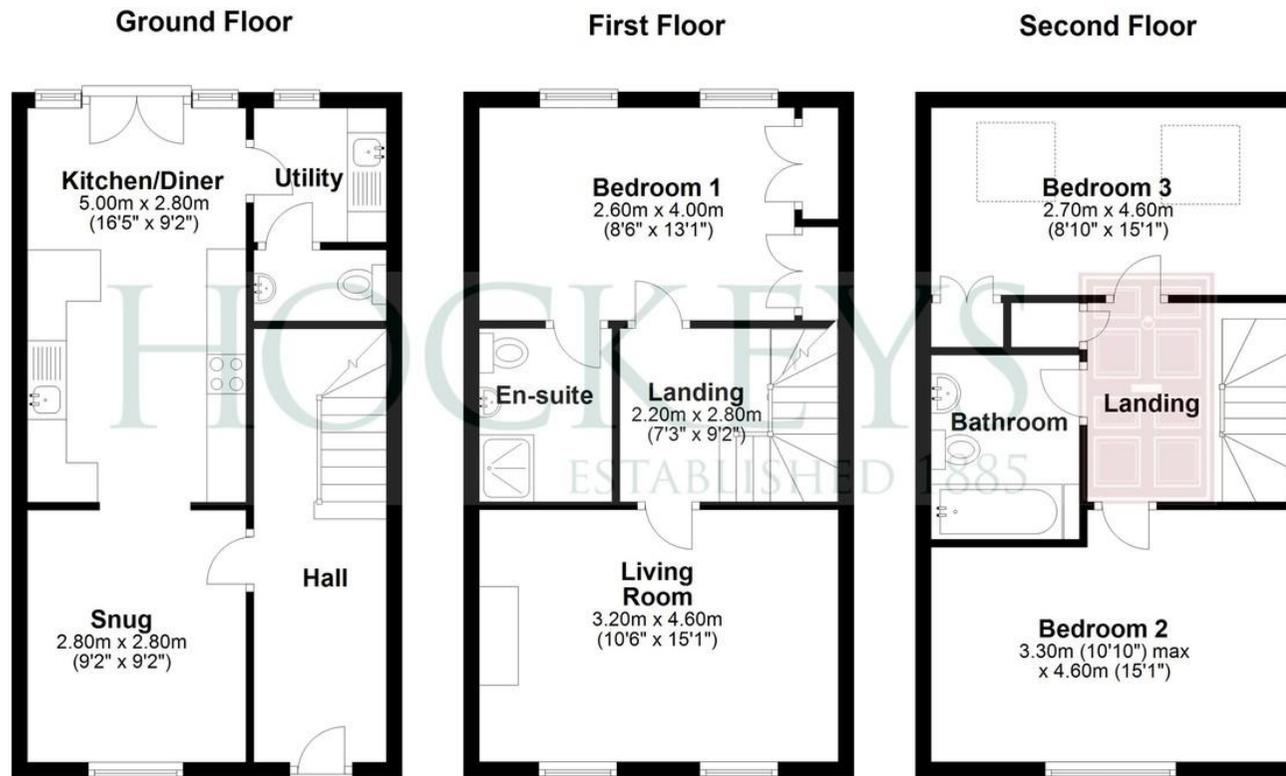
Services
 Mains gas, electricity and water

Transport Links
 Access to Cambridge via A14, M11 and A10
 Guided Busway – 0.1 miles
 Waterbeach Train Station - 8 miles

Energy Rating
 Energy Efficiency Rating C

Tenure & Possession
 Freehold

Vendors Position
 Chain free



Total area: approx. 110.7 sq. metres (1191.2 sq. feet)

Drawings are for guidance only
 Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		