



Bush & Co.





## 5 Cambridge Road, Impington, CB24 9NU

Guide Price £395,000 Freehold



Impington is a highly regarded village, located just north of the city of Cambridge, providing convenient access to the A14 and M11. The guided busway, just a short stroll away, provides a direct link to Cambridge city centre, mainline railway station and the Addenbrooke's Hospital Biomedical Campus. Good local shopping facilities are provided by the neighbouring village of Histon whilst Impington Village College provides well regarded educational facilities up to the age of eighteen.

The property is a period semi-detached house with double glazed windows and a gas fired radiator heating system. The sale will be completed with the advantage of no upward chain.

The entrance door leads to a hallway with stairs to the first floor and doors to both reception rooms. The sitting room features a window to the front as well as fireplace with timber bressummer and log burning stove. An opening leads to the separate dining room with alcove recess shelving, an under stairs cupboard and door to the kitchen. The fitted kitchen comprises a range of wall and base units with stainless steel sink and drainer, integrated electric double oven and hob with extractor over, plumbing for washing machine and dishwasher and space for fridge freezer. There are tiled walls and flooring, a recently renewed gas fired combination boiler and window and door leading to the garden.

The first floor has exposed wooden flooring throughout and the landing includes a loft hatch and built in cupboard. Bedroom one spans the width of the house and is a large double room with two windows. Bedroom two is a further double room with two windows at the back and alcove recess shelving. The re-fitted three piece bathroom has a shower over the bath with glass screen, w.c and wash hand basin. There is an obscure window and built in storage.

Outside - There is a shallow frontage with low level brick wall.

The enclosed low maintenance rear garden has lawned and paved areas in addition to planting, a timber shed and outside light.

An access gate leads to the shared residents car parking area behind with two parking spaces.







## Exceptional service in Cambridge and the surrounding villages

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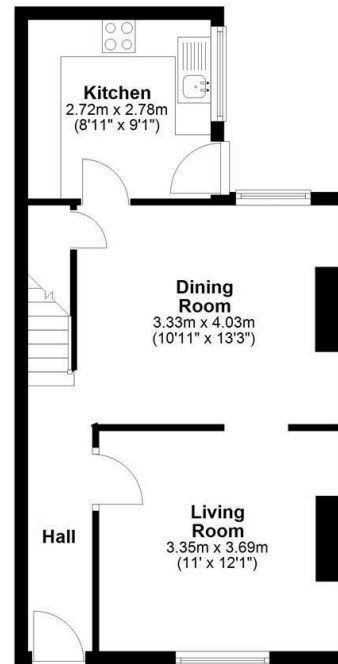
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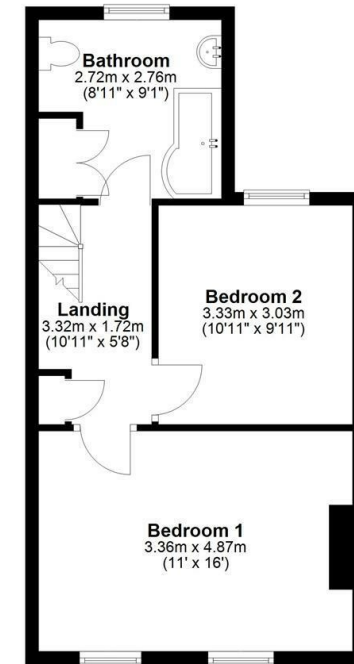
### Ground Floor

Approx. 40.2 sq. metres (432.5 sq. feet)



### First Floor

Approx. 40.8 sq. metres (439.0 sq. feet)



Total area: approx. 81.0 sq. metres (871.4 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

**5 Cambridge Road, Impington**

## Further Information

Tenure - Freehold

Council Tax - Band C

Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By Appointment

169 Mill Road

Cambridge

Cambridgeshire

CB1 3AN

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