



Bush & Co.



12 Symonds Close, Histon, CB24 9HQ

Guide Price £400,000 Freehold



Histon 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. A good range of local shopping facilities are provided whilst Impington Village College provides well regarded educational facilities up to the age of eighteen.

The property is a semi-detached house which is delightfully situated at the end of a cul-de-sac close to the village centre. There are double glazed windows and doors, a gas fired warm air heating system, log burning stove and garage in a nearby block. Can be sold with no upward chain.

The entrance hall has stairs to the first floor with an under stairs cupboard and there is a cloakroom with two piece suite and a wall mounted gas fired water boiler. The kitchen is at the front and comprises a range of wall and base units with integrated electric oven and gas hob with extractor over. The sitting/dining room is open plan from the kitchen and runs the full width of the house with sliding doors opening into the garden and a freestanding log burning stove.

The first floor landing has a loft hatch. There are three double bedrooms, two of which include built in wardrobes. The bathroom has a three piece suite with shower over the bath and chrome heated towel rail.

Outside - The front garden has lawned and planted areas. The enclosed rear garden features a large paved patio, timber shed and side access gate. There is a single garage located within a nearby block.



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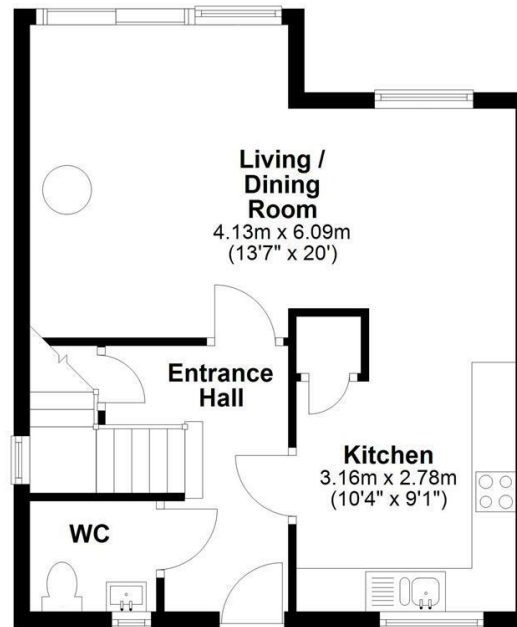
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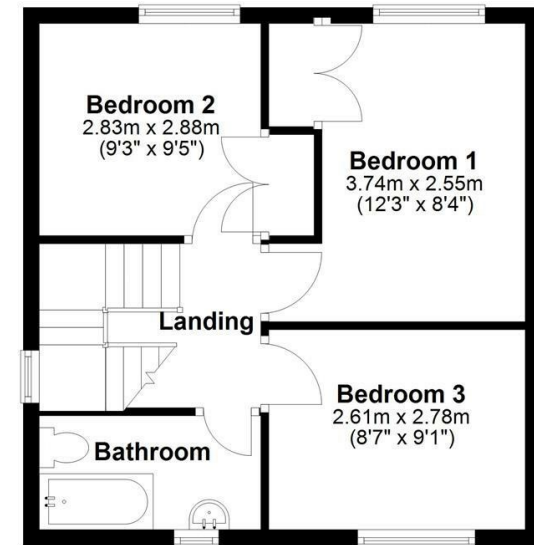
Ground Floor

Approx. 42.4 sq. metres (456.9 sq. feet)



First Floor

Approx. 39.9 sq. metres (429.1 sq. feet)



Total area: approx. 82.3 sq. metres (885.9 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

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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