



105 Station Road, Impington, CB24 9NP  
Guide Price £450,000 Freehold



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01223 819300

**CONSTRUCTED IN 1907, THIS EDWARDIAN SEMI-DETACHED HOME IS AVAILABLE TO PURCHASE WITH THE ADDED BENEFIT OF NO ONWARD CHAIN.**

- Accommodation measuring approximately 120sqm/1291sqft.
- Mains Services include Mains Gas, Mains Electricity, Mains Water, Mains Drainage.
- Freehold
- Available to purchase with no onward chain.
- Within easy reach of the Guided Busway.

With accommodation measuring approximately 120sqm/1291sqft, this spacious three-bedroom property is nestled within Station Road, Impington and is conveniently placed within a short stroll of the many amenities in Histon High Street.

The ground floor accommodation comprises of two reception rooms which include a sitting room and a dining room. Off the dining room is a separate miscellaneous area which could make an ideal Study/Playroom. Completing the ground floor is modern kitchen overlooking the rear garden and a separate, recently replaced WC.

To the first floor of the property, you will find two double bedrooms, a family bathroom and stairs which lead up to a third bedroom/home office on the second floor.

Externally - The property has driveway parking to the side of the property for 2 cars and a side access to the rear garden. The rear garden is fully enclosed and laid predominantly to lawn.

**Location**

Impington is an attractive and ever popular village conveniently situated approximately 3 miles north of Cambridge. Wide ranging shopping facilities are provided by the adjoining village of Histon, together with several pubs, a coffee shop. Impington Village College provides excellent educational facilities up to the age of eighteen and there are two primary schools in Histon

The property is well placed for access to the A14 and M11 and is a short walk to Guided Busway (running from Huntingdon Railway Station to Trumpington Park & Ride) provides a direct link to Cambridge City centre,, both Cambridge Railway Stations and Addenbrooke's Hospital.

**Services.**

All mains services are connected.

**Statutory Authorities.**

South Cambridgeshire District Council.

Tax band - D

**Fixtures and Fittings.**

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

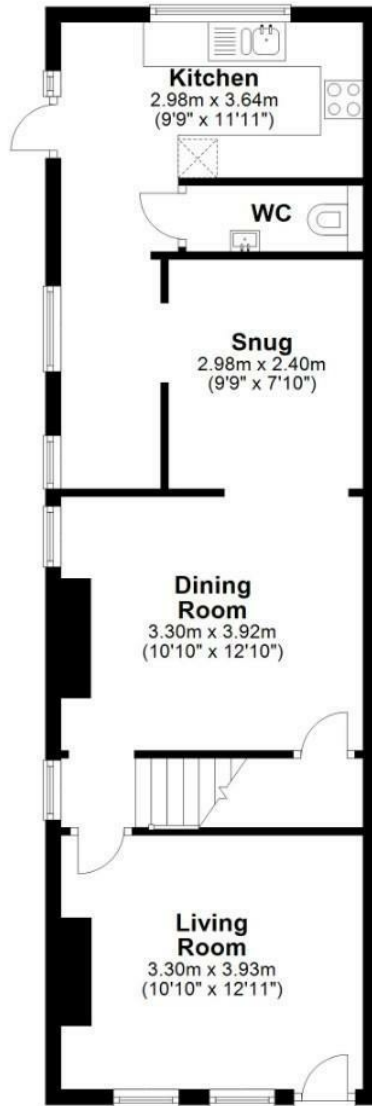
**Viewing.**

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris



### Ground Floor

Approx. 52.9 sq. metres (569.7 sq. feet)



### First Floor

Approx. 36.9 sq. metres (397.2 sq. feet)



### Second Floor

Approx. 29.8 sq. metres (321.0 sq. feet)



Total area: approx. 119.6 sq. metres (1287.9 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

| Energy Efficiency Rating                    |                    | Current                    | Potential |
|---|--------------------|----------------------------|-----------|
| Very energy efficient - lower running costs | (92 plus) <b>A</b> |                            |           |
| (81-91) <b>B</b>                            |                    |                            | 81        |
| (69-80) <b>C</b>                            |                    |                            |           |
| (55-68) <b>D</b>                            |                    |                            |           |
| (39-54) <b>E</b>                            |                    |                            |           |
| (21-38) <b>F</b>                            |                    | 21                         |           |
| (1-20) <b>G</b>                             |                    |                            |           |
| Not energy efficient - higher running costs |                    |                            |           |
| <b>England &amp; Wales</b>                  |                    | EU Directive<br>2002/91/EC |           |

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

