



9 Cambridge Road, Impington, CB24, Cambridge, CB24 9NU
Guide Price £475,000 Freehold



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A WONDERFUL VICTORIAN HOME IN EXCEPTIONAL CONDITION THROUGHOUT AND OFFERING A LOVELY BLEND OF PERIOD FEATURES AND MODERN ALTERATIONS, WITH DELIGHTFUL GARDENS AND OFF-ROAD PARKING.

- Wonderful period home
- Two double bedrooms
- Exceptional condition throughout
- Open plan living accommodation
- Off-street parking
- Excellent village location

2 bedrooms – bathroom – living/dining room – kitchen – cloakroom WC - utility room – gardens – parking

The ground floor accommodation is accessed via the front door, which has glazing above, the living/dining room is of particular note being open-plan with feature log burner, new oak flooring, large under stair cupboard and a sash window to front aspect. The modern kitchen/breakfast room is well designed with integrated fridge/freezer and dishwasher, oven with extractor above, 4- ring Induction hob, sink unit with mixer tap, a range of base and eye-level units, stone work surfaces and tiled flooring. The kitchen leads into a utility area with integrated washer/dryer, additional storage cupboards, tiled flooring, two large Velux windows and patio doors leading out to the rear garden. There is a ground floor WC with hand basin

The first floor comprises of two double bedrooms, the master bedroom is generous in size with built in storage cupboards, a feature fireplace, carpeted floor and sash window to the front aspect. Bedroom two is also a double with original stripped floorboards and sash window to the rear aspect. The family bathroom is currently accessed via bedroom 2 and has a bath, WC, separate shower cubicle, hand basin and heated towel, all complemented by modern tiling with a window to the rear aspect. Outside, the property is set back from the road with off-road parking and shrub borders. The rear garden has a patio area, storage shed, further raised decked area, the remainder is laid to lawn and the whole enclosed by fencing; a side passageway leads to the front of the house via a right of way.

Location

Impington is an attractive and very popular village conveniently situated approximately 3 miles north of Cambridge. Good shopping facilities are provided by the neighbouring village of Histon and Impington Village College provides educational facilities up to the age of eighteen.

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

Fixtures and Fittings.

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

Services.

All mains services are connected.

Statutory Authorities.

South Cambridgeshire District Council
Council Tax Band C

Viewing.

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

Tenure

Freehold

Agent's Note

Right of access over pathway belonging to 7 Cambridge Road, providing access to rear garden and the side of the property.

Passage of utilities and restrictions on the use of the driveway (no boats or automotive repairs etc)

Shared maintenance of right of access pathway with number 7.





Approx. gross internal floor area 76 sqm (825 sqft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 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.

