



55 St. Audreys Close, Histon, Cambridge, CB24 9JY  
Offers In Excess Of £350,000 Freehold



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**AVAILABLE TO PURCHASE WITH NO ONWARD CHAIN IS THIS THREE-BEDROOM, SEMI-DETACHED HOME IN NEED OF COSMETIC IMPROVEMENT THROUGHOUT.**

- Semi-detached house constructed in 1954.
- Three bedrooms, one reception room, one bathroom
- Gas fired central heating
- Parking on road.
- Plot of approximately 0.08acres
- EPC rating – 61/D
- Council Tax Band - C

Constructed In 1954, this semi-detached home measures approximately 91SQM/979SQFT and offers further potential for expansion subject to the relevant planning being granted. To the ground floor the property comprises of an entrance hall, living/dining room, kitchen, WC and a boot room.

To the first floor you will find three well-proportioned bedrooms and a recently replaced family bathroom.

Externally – the overall plot the home occupies measures in the region of 0.08acres. To the front of the property is a gravelled front garden and a pathway leading to the front door. The rear garden of the property is fully enclosed with panelled fencing, is laid predominantly to lawn and has a good variety of flowers and shrubs along the borders.

#### **Location**

#### **Services.**

Mains services connected: water, drainage, electricity and gas

#### **Statutory Authorities.**

South Cambridgeshire District Council

Tax band - C

#### **Fixtures and Fittings.**

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

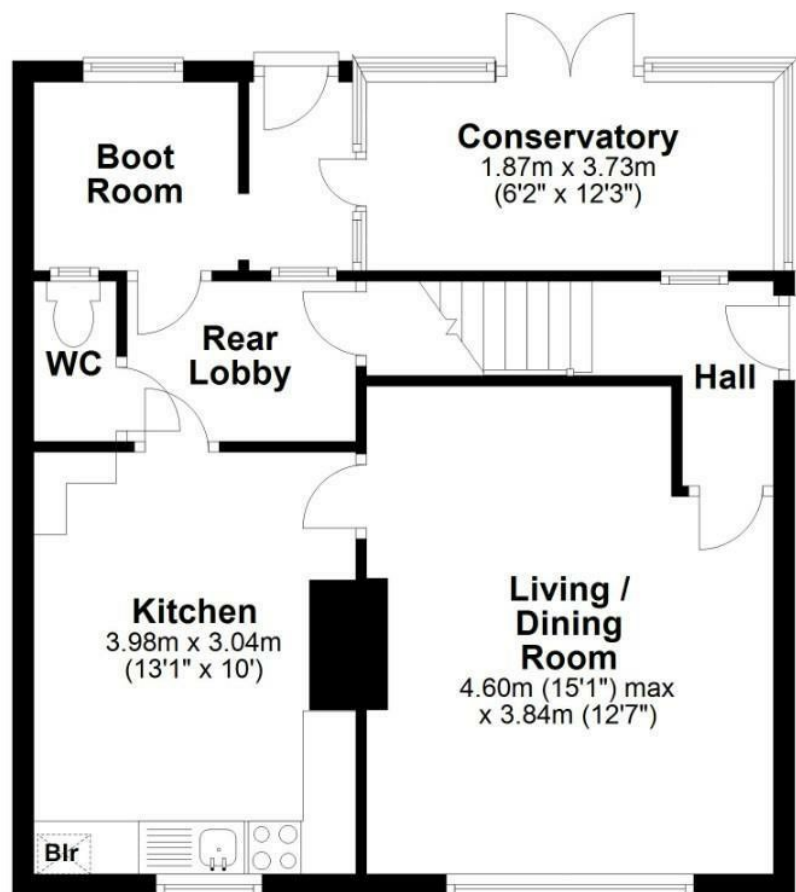
#### **Viewing.**

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



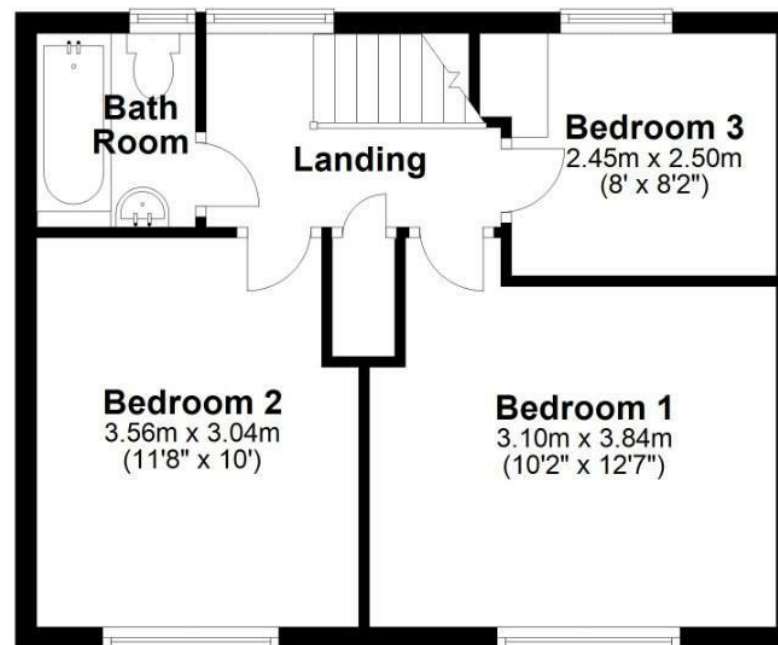
## Ground Floor

Approx. 52.3 sq. metres (562.9 sq. feet)



## First Floor

Approx. 38.7 sq. metres (416.8 sq. feet)



Total area: approx. 91.0 sq. metres (979.7 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>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



