



39 Home Close, Histon, Cambridge, CB24 9JL  
Guide Price £425,000 Freehold



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**AVAILABLE TO CASH BUYERS ONLY, IS THIS DETACHED, TWO-BEDROOM PREFABRICATED HOME LOCATED WITHIN EASY REACH OF HISTON, HIGH STREET ON A PLOT OF APPROXIMATELY 0.13 ACRES, AND AVAILABLE WITH NO ONWARD CHAIN.**

- Detached bungalow
- 861 sqft / 80 sqm
- Prefabricated Seco home
- Gas-fired central heating
- EPC Rating - 51 / E
- 2 bed, 1 bath, 3 reception rooms
- Large plot of approx 0.13 acres.
- Constructed in 1957
- Driveway parking and detached garage
- Council Tax Band - D

Constructed in 1957, this Seco prefabricated home has a 4 ½ inch single brick wrap to the outside and is known to have levels of asbestos within the original part of the build. Measuring approximately 79 sqm / 860 sqft, this detached home provides living accommodation over one level and due to the size of the plot of 0.13 acres, it offers potential for re-development subject to the relevant planning consents being granted.

In brief, the property comprises of two bedrooms, a family bathroom with a single enclosed shower, three reception rooms, which includes a living room, dining room, and a conservatory. The kitchen is tiled, offers a wide range of cupboards, provides ample worktop space and integrated appliances include an electric oven and a gas-fired hob.

Externally, the front of the property has a block-paved driveway with a concrete drive running to the side and up towards the detached single garage. The rear garden is fully enclosed and backs onto West Road. The rear garden is block-paved for large parts with a number of flower beds to the side. A detached, double-glazed summerhouse is situated to the middle of the garden.

**Location**

Histon is widely acknowledged as being one of the most sought-after villages north of Cambridge. Its particularly convenient location just 3 miles from Cambridge city centre adds to its popularity and communications are first class, the A14 and M11 being within a few minutes drive. Histon is served by Cambridgeshire County Council's Guided Busway with an estimated journey time to the Science Park of approximately 3 minutes and is a 10 minute cycle. It is also conveniently located for Cambridge North railway station.

The village boasts many local facilities including excellent schooling for all ages from pre-school to sixth form, including the well regarded Impington Village College. Good local shopping is available in the village and there is a regular bus service to Cambridge. Girton Golf Club is also within a few minutes drive.

**Tenure**

Freehold

**Services**

Main services connected include: water, electricity, gas and mains drainage. Electric heating to conservatory.

**Statutory Authorities**

South Cambridgeshire District Council.  
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.

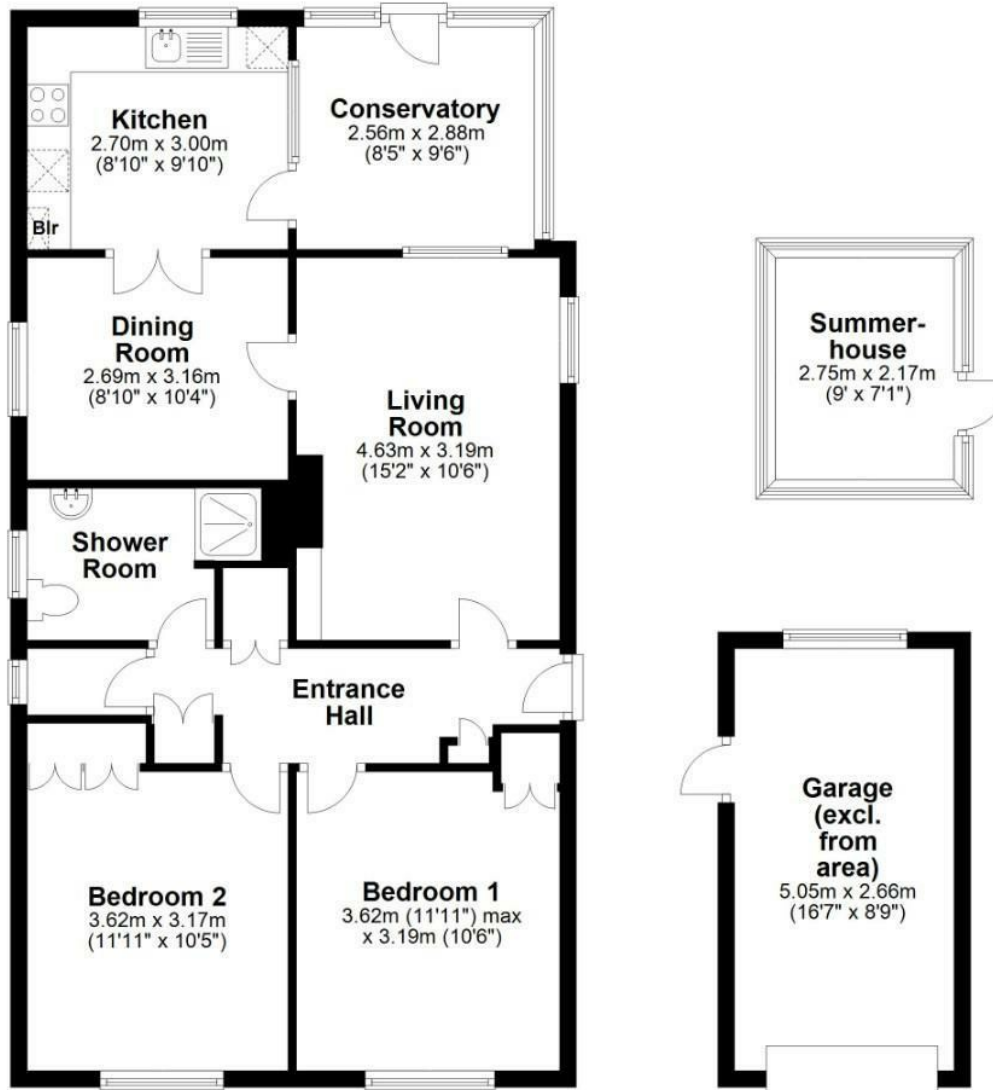
**Viewing**

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



### Floor Plan

Approx. 79.9 sq. metres (860.5 sq. feet)



Total area: approx. 79.9 sq. metres (860.5 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>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			
		51	72
		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.



