



5a The Green, Histon, Cambridge, CB24 9JA
Guide Price £575,000 Freehold



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OCCUPYING A DELIGHTFUL PLOT OVERLOOKING THE VILLAGE GREEN AND DUCK POND, THIS TWO-BEDROOM SEMI-DETACHED HOME IS AVAILABLE TO PURCHASE WITH NO ONWARD CHAIN.

- Semi-detached house
- 2 beds, 2 baths, 1 recept
- Constructed around 1974
- Gas fired central heating to radiators
- Council tax band - E
- 1006 Sqft / 93 Sqm
- 0.07 acres
- Driveway parking and car port
- EPC - D / 66

Nestled within the centre of the village, this individual home measures approximately 93.5 Sqm/ 1006 Sqft and provides living accommodation over two levels. To the ground floor the property comprises of a generous entrance hall, a shower room, a large reception space which was previously two separate rooms and a kitchen with its own independent access to the side of the property.

To the first floor are two double bedrooms, one of which, has views across the rear garden and the other towards the village green/duckpond. Completing the first floor is a sizeable storage area and a family bathrooms suite.

Externally – To the front of the property is a large, gravelled driveway which provides ample parking to the front. To the side of the property is a covered carport area which could provide further parking. The rear garden of the property is fully enclosed, laid predominantly to lawn and has gated access onto Lawson Close.

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

Mains services connected include; gas , electricity. water and mains drainage.

Statutory Authorities

South Cambridgeshire District Council
Council tax band - E

Fixtures and Fittings

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

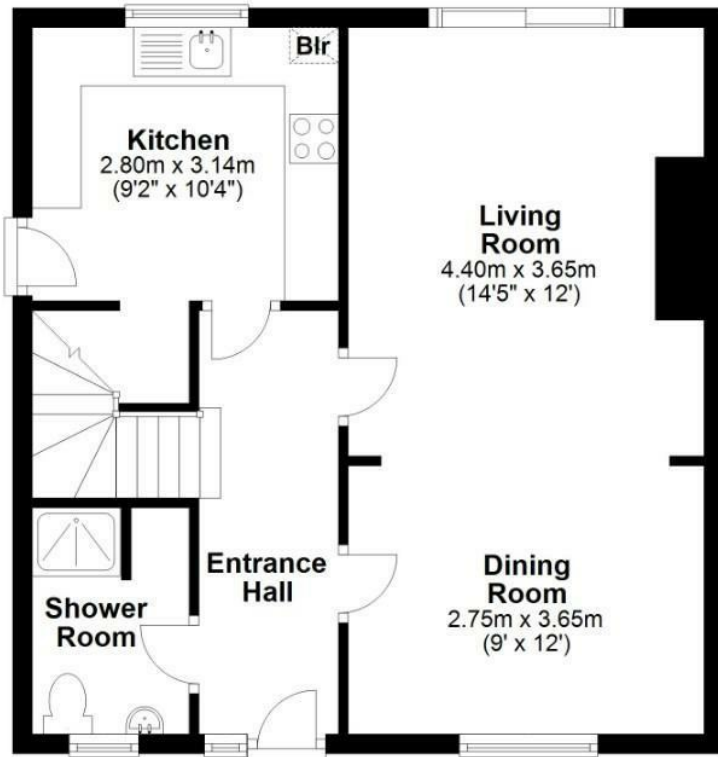
Viewing

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



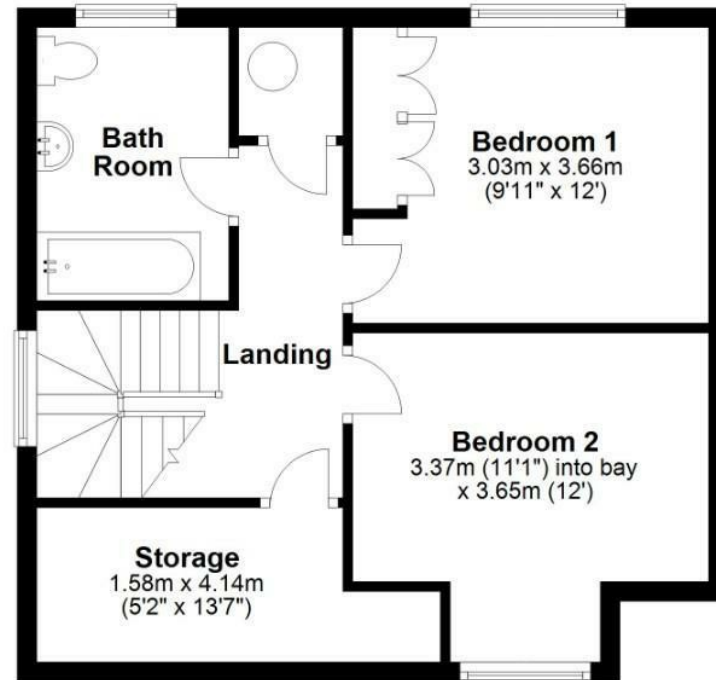
Ground Floor

Approx. 49.5 sq. metres (533.2 sq. feet)



First Floor

Approx. 43.9 sq. metres (473.1 sq. feet)



Total area: approx. 93.5 sq. metres (1006.3 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		66
(55-68)	D		
(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.

