



45 Cottenham Road, Histon, Cambridge, CB24 9ES

Guide Price £425,000 Freehold



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LOCATED ALONG COTTENHAM ROAD, HISTON IS THIS BEAUTIFULLY PRESENTED TERRACED COTTAGE BENEFITTING FROM A LARGER THAN AVERAGE REAR GARDEN.

- Terraced cottage
- 2 beds, 1 bath, 1 recept
- Constructed in early 1900
- Gas fired central heating to radiators
- Council tax band - C
- 714 Sqft / 66 Sqm
- 0.05 acres
- Parking on the road
- EPC - D / 66

Constructed in the early 1900's this terraced home measures approximately 66 Sqm / 714 Sqft and provides living accommodation over two levels.

To the ground floor, the property benefits from an entrance porch, living room with feature fireplace, a kitchen/dining area, a boot room with access into the rear garden and a family bathroom benefitting from a panelled bath and a single enclosed shower. To the first floor, the property has two double bedrooms with bedroom two overlooking the rear garden.

Externally – The property occupies a plot of approximately 0.05 acres. To the front of the property is a small, gravelled garden with a hedge row protecting the property from the road to the front. The rear garden is enclosed, predominantly laid to lawn and has a gravelled seating area off the rear of the property. Access from the rear of the property to the front is via a right of way across the rear of the neighbouring property.

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 - C

Fixtures and Fittings

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

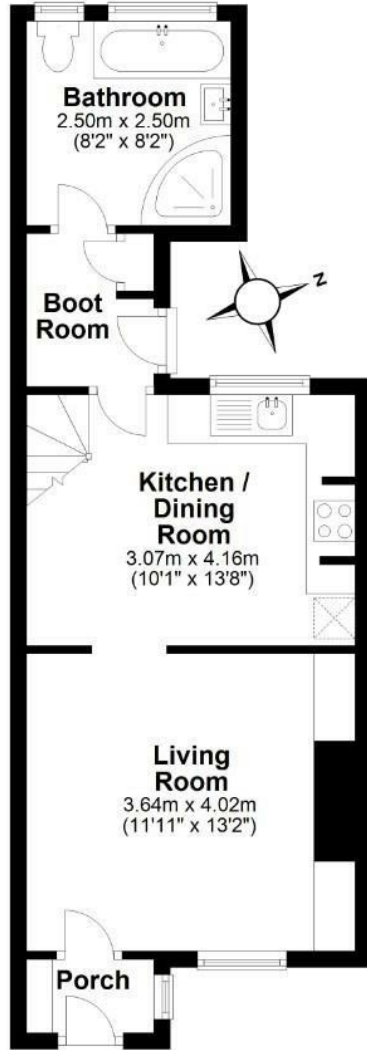
Viewing

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



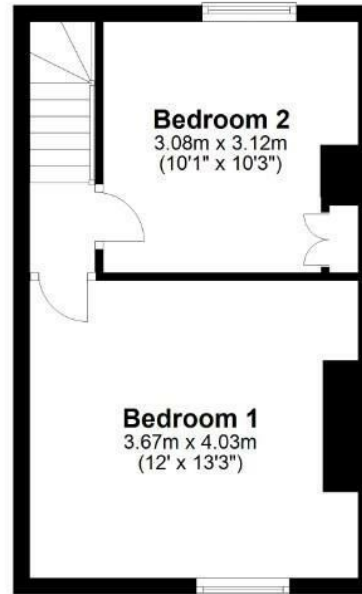
Ground Floor

Approx. 38.8 sq. metres (418.1 sq. feet)



First Floor

Approx. 27.6 sq. metres (296.7 sq. feet)



Total area: approx. 66.4 sq. metres (714.8 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			
(55-68) D		66	
(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.

