



71 Cambridge Road, Oakington, Cambridge, CB24 3BG
Offers Over £500,000 Freehold



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OCCUPYING A GENEROUS PLOT WITH A LARGE, GRAVEL LAID DRIVEWAY TO THE FRONT IS THIS DETACHED, FOUR-BEDROOM BUNGALOW LOCATED ALONG CAMBRIDGE ROAD, OAKINGTON.

- Detached bungalow
- 1416 Sqft/131.5 Sqm
- 4 bedrooms, 2 bathrooms, 4 reception rooms
- 0.17 acres
- Constructed in 1964
- Gas fired central heating to radiators
- Driveway parking
- EPC-C/70
- Council tax band - D

Constructed in 1964 and later extended in 2013, this detached family residence measures 1416 sqft/131.5 sqm and provides accommodation over one level. In brief the property comprises of four reception rooms which include a living room with French doors opening onto the rear garden, a dining room with sitting room adjoining and a study area. The property boasts four generous bedrooms with three of these bedrooms benefitting from double aspect windows. The kitchen for the property needs improvement and with the possibility of opening into the living room, this could be a beautiful focal point for the property. Completing the footprint of the home are two bathrooms including an en-suite to bedroom one and a separate WC.

Externally – To the front of the property is a gravel laid driveway providing parking for several vehicles and a small lawn area with herbaceous borders. The rear garden of the property is predominantly laid to lawn with a patio area off the rear of the property. Throughout the rear garden are several well-established trees, and a vast array of flowers and shrubs.

Location

Impington is an attractive and ever popular village conveniently situated approximately 3 miles north of Cambridge. Wide ranging shopping facilities are provided by the adjoining village of Histon, together with several pubs, a coffee shop.

Impington Village College provides excellent educational facilities up to the age of eighteen and there are two primary schools in Histon. 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 Stations and Addenbrooke's Hospital.

Tenure

Freehold

Services

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

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.

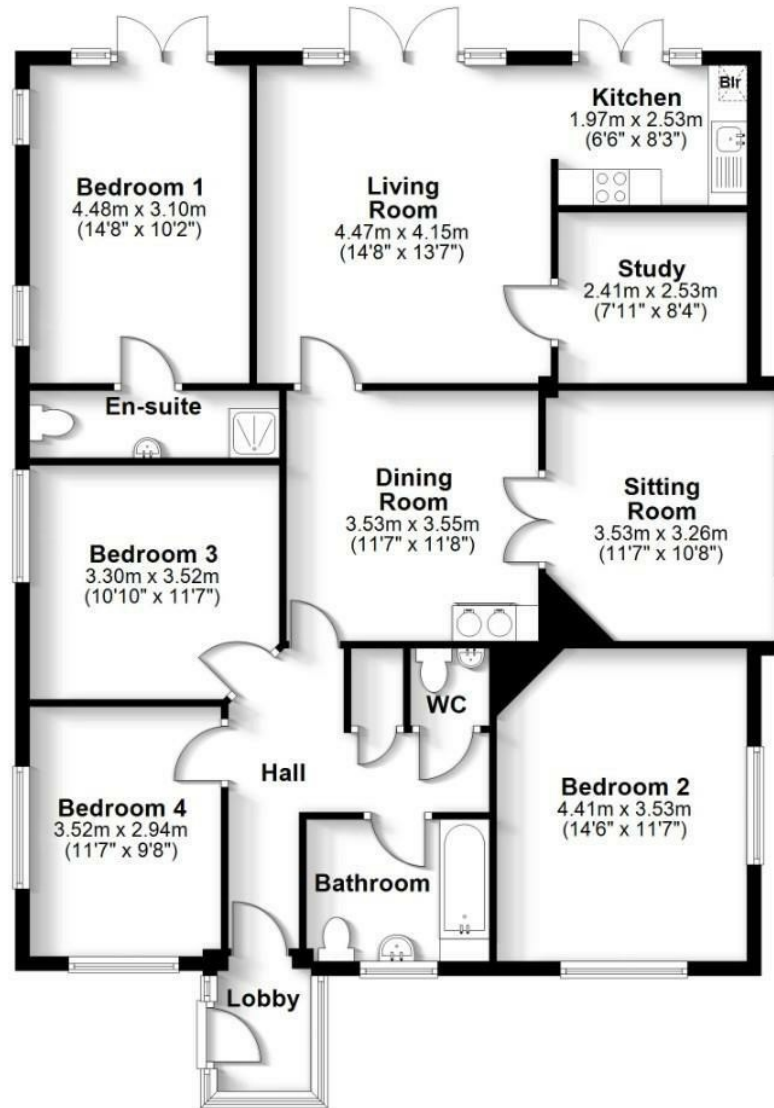
Viewing

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



Floor Plan

Approx. 131.5 sq. metres (1416.0 sq. feet)



Total area: approx. 131.5 sq. metres (1416.0 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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		70	81
		EU Directive 2002/91/EC	

