



11 Mowlam Close, Impington, Cambridge, CB24 9NA  
Guide Price £475,000 Freehold



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**AVAILABLE TO PURCHASE WITH NO ONWARD CHAIN IS THIS THREE-BEDROOM, SEMI-DETACHED HOME LOCATED WITHIN PROXIMITY OF THE GUIDED BUS AND WITHIN THE CATCHMENT FOR IMPINGTON VILLAGE COLLEGE**

- Semi-detached house
- 771 sqft/71.6 sqm
- Gas fired central heating to radiators
- EPC-C/74
- Boarded loft and new boiler
- 3 bedrooms, 1 reception room, 2 bathrooms
- Constructed in 2001
- Driveway and detached single garage
- Council tax band - C

Located within Mowlam Close, Impington, this semi – detached home was constructed in 2001 and measures 771sqft/71.6 sqm. To the ground floor the property comprises of a entrance hallway, a WC to the front, a generous reception space which opens onto the rear garden and a separate kitchen. The kitchen for the property is in a shaker style with tiled splashbacks, and benefits from storage at both eye level and base level, and has space for a washing machine, dishwasher and fridge freezer.

To the first floor are three bedrooms which includes a master bedroom suite with a recently replaced en-suite shower room. The en-suite shower room is fully tiled, has a double enclosed shower, a low-level WC and a wall mounted sink with vanity below. The main family bathroom serves the remaining two bedrooms and benefits from a panelled bath with a shower above, a low-level WC and a wall mounted sink with vanity below. The loft is boarded and the property benefits from a new boiler (3 years old).

Externally – To the front of the property is a block paved driveway with parking for at least two vehicles and which in turn leads onto a detached, brick-built garage. The rear garden of the property is fully enclosed with gated access onto the driveway. The rear garden is predominantly laid to lawn and has a small patio area accessible off the French doors in the living room.

**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 and coffee shops. 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, which runs 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 -C

**Fixtures and Fittings**

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

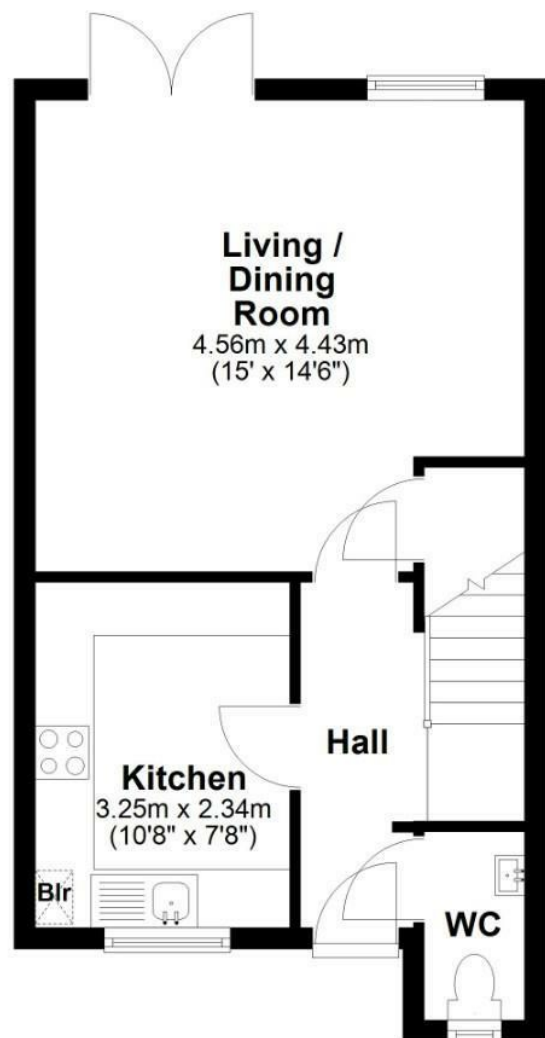
**Viewing**

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



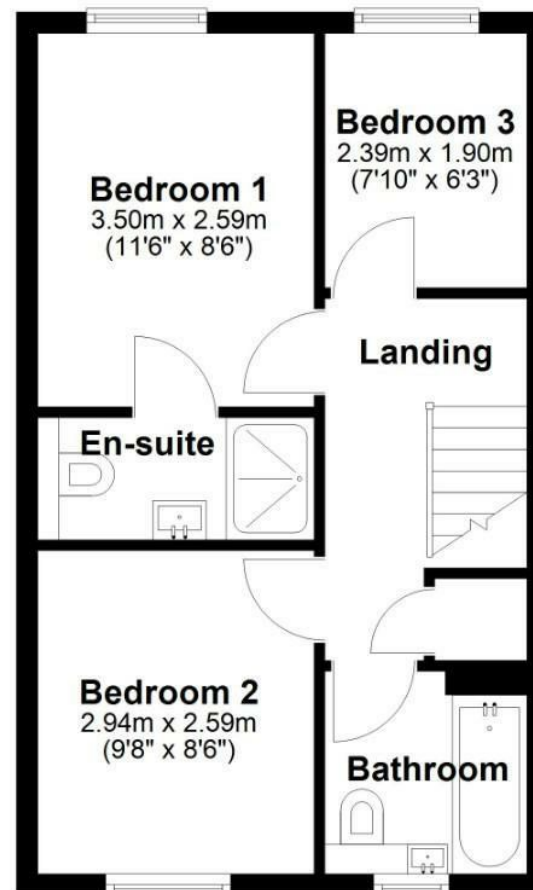
## Ground Floor

Approx. 36.1 sq. metres (388.4 sq. feet)



## First Floor

Approx. 35.5 sq. metres (382.5 sq. feet)



Total area: approx. 71.6 sq. metres (771.0 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         | <b>87</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>                            |         | <b>74</b>               |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

