



141 Station Road, Impington, Cambridge, CB24 9NP  
Guide Price £265,000 Freehold



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**HAVING RECENTLY BEEN DECORATED THROUGHOUT, THIS ONE-BEDROOM CLUSTER HOME IS WITHIN A TWO-MINUTE WALK OF THE GUIDED BUS WHICH PROVIDES CONVENIENT LINKS INTO BOTH THE CITY CENTRE AND CAMBRIDGE NORTH TRAIN STATION.**

- Cluster house
- Freehold
- Electric heating
- Garden
- Council tax band- B
- 1 bedroom, 1 bathroom, 1 reception room
- 450 sqft/42 sqm
- Off road parking to the rear
- EPC-E/49

Available to purchase with no onward chain, this one-bedroom freehold home measures 452 sqft/42 sqm and benefits from its own garden to the rear. To the ground floor, the property has a 'L' shaped reception space with built in storage underneath the stairs and a kitchen adjoining. The kitchen of the property has storage at both base level and eye level and includes an integrated fridge freezer, oven and hob. The kitchen further benefits from a tiled splash back and space for white goods which include a washing machine and a dishwasher. To the first floor, the property has a double bedroom with a window to the front aspect and a fully tiled bathroom suite with walk-in shower, a pedestal sink unit and a low-level WC.

Externally, the property has a smaller garden to the front with well-established trees and shrubs located within. There is space for the bins within the front garden and a passageway which runs to the side of the property and provides access to the rear. The rear garden is shared and could be fenced off to provide an element of privacy. To the very rear of the property is off road parking, accessible from New Road, Impington. In the parking area there is one car space that is owned by the property.

#### **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 - B

#### **Fixtures and Fittings**

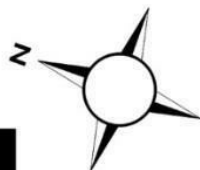
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

#### **Viewing**

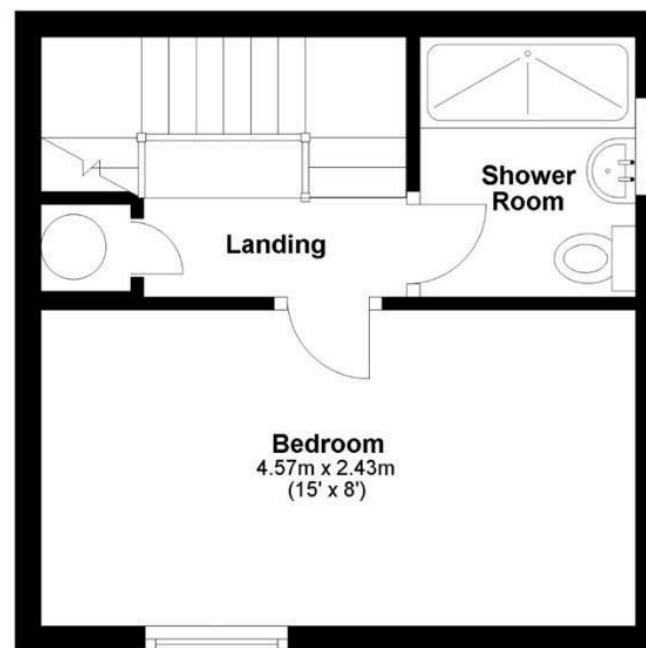
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris



## Ground Floor



## First Floor



Approx. gross internal floor area 42 sqm (450 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



