



7 Pepys Terrace, Impington, Cambridge, CB24 9NT
Guide Price £425,000 Freehold



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AVAILABLE TO PURCHASE WITH NO ONWARD CHAIN IS THIS THREE-BEDROOM, TERRACED HOME LOCATED WITHIN EASY REACH OF THE GUIDED BUS AND NESTLED WITHIN PEPYS TERRACE, IMPINGTON.

- Terraced house
- 878 sqft/81.6 sqm
- Circa 1900
- EPC-D/68
- 3 bedrooms, 1 bathroom, 1 reception rooms
- 0.06 acre plot
- Gas fired central heating to radiators
- Council tax band - C

Constructed around the early 1900s, this three-bedroom home measures 878 sqft/81.6 sqm and provides accommodation over two floors. To the ground floor the property comprises a large open plan living space that incorporates the living room, the dining room and kitchen in one cohesive space. Although the property has been opened up, it contains many features of a period home including traditional shaker style kitchen units and hard flooring throughout the ground floor. Off the kitchen is a cloakroom space, with access opening into the rear garden, and a bathroom adjoining the extended rear part of the house. The bathroom for the property has a 'P' shaped bath with shower above, a low-level WC and a pedestal sink unit. To the first floor are three well-proportioned bedrooms with bedrooms two and three enjoying views over the rear garden.

The rear garden is approx. 100ft in length, enclosed and laid predominantly to lawn. Alongside a shed and separate garden storage unit, there are two separate seating areas; a patio directly outside the house with higher-walled privacy fencing and a decking area at the end of the garden which enjoys sunlight throughout the day. This particular property benefits from no neighboring homes having right of way across the rear garden, which is desirable for homes in Pepys Terrace as many houses have rights of way across their gardens.

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

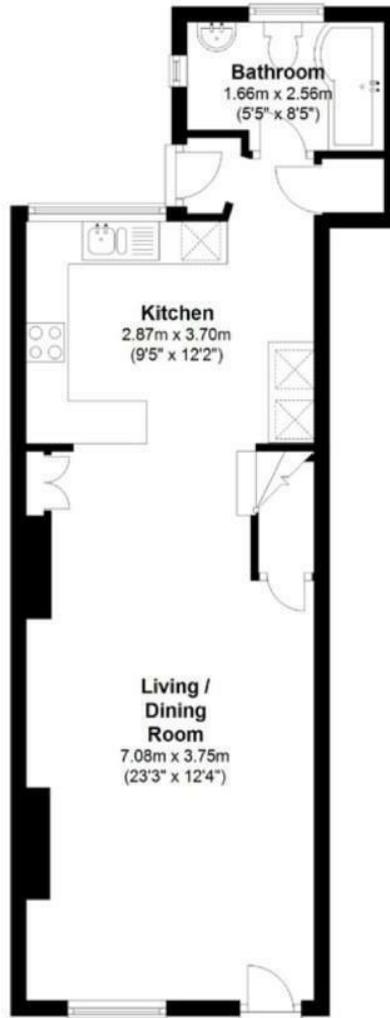
Agents Note

The internal images of the property were taken prior to the property being rented out. The tenant is vacating on the 29th of August and the property is now unfurnished.



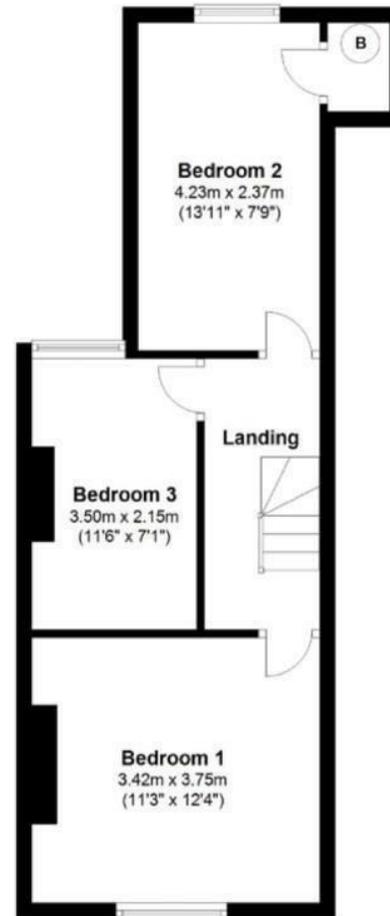
Ground Floor

Approx. 43.9 sq. metres (472.8 sq. feet)



First Floor

Approx. 37.6 sq. metres (405.2 sq. feet)



Total area: approx. 81.6 sq. metres (878.0 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			84
(69-80) C		68	
(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	

