



4 New Road, Impington, Cambridge, CB24 9LU
Guide Price £450,000 Freehold



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AVAILABLE TO PURCHASE WITH NO ONWARD CHAIN IS THIS THREE-BEDROOM, THREE-BATHROOM VICTORIAN HOME, LOCATED WITHIN THE WELL-REGARDED VILLAGE OF IMPINGTON.

- Victorian terraced house
- Constructed in 1880
- Gas-fired central heating
- EPC - C / 69
- Chain free
- 3 bedrooms, 3 bathrooms, 2 reception rooms
- 1325 sqft / 123 sqm
- Street parking
- Council tax band - C

Conveniently placed within walking distance of the Guided Busway, this terraced home measures in 1325 sqft/123 sqm and provides accommodation across three levels.

Having been extended throughout the years, this Victorian home provides generously proportioned accommodation throughout. To the ground floor the property comprises of two reception rooms, a kitchen, a utility room and a bathroom. The kitchen is a galley style with a pantry and opens onto the courtyard garden to the rear.

To the first floor are two generous bedrooms which includes a large master bedroom with a en-suite shower room.

To the second floor is a converted loft space which provides a spacious bedroom with its own lounge area and a further bathroom with panelled bath with shower over, a low-level WC and a pedestal sink.

Externally – The property has a fully enclosed courtyard garden to the rear. The courtyard garden is paved and has a covered pergola part way across. Parking is available for the property along the road to the front.

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





Approx. gross internal floor area 123 sqm (1325 sqft)

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		
	69	82
	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.

