



12 Spring Close, Histon, Cambridge, CB24 9HT
Guide Price £420,000 Freehold



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AVAILABLE TO PURCHASE WITH NO ONWARD CHAIN IS THIS THREE-BEDROOM, SEMI-DETACHED HOME, NESTLED IN A QUIET CUL-DE-SAC JUST A SHORT STROLL FROM THE HIGH STREET.

- Accommodation measuring approximately. 89SQM/961SQFT.
- Mains Services include – Mains Gas, Mains Electricity, Mains Drainage and Mains Water.
- Three bedrooms including two generous double bedrooms with built in wardrobes.
- Lovely rear garden split over two levels.
- Nestled within a well-regarded cul-de-sac, a short distance from the High Street.

Having been in the same family for decades, this home measures 89SQM/961SQFT and is ideal for families looking to set up home within this well served Cambridgeshire village.

To the ground floor the property comprises of a porch, entrance hall with stairs leading to the first floor, a living/dining area which opens onto the rear garden and a separate kitchen. The Kitchen of this home provides ample storage at both eye and base level, a large worktop space, breakfast bar. There is space for a washing machine. Included in the sale are the integrated fridge, freezer, oven, hob and dishwasher. There is a large double-glazed window to the front.

To the first floor, the property comprises of two large double bedrooms, each benefitting from built in wardrobes, and a generously sized single bedroom which could make for an ideal home office or nursery. The family bathroom which serves all three bedrooms is fully tiled, benefits from a bath with a shower over and is completed with a low-level WC and a pedestal sink.

Externally – To the front of the property you will find a gravelled front garden with pathway leading to the front door and a brick built shed which adjoins the porch. A passageway to the side of the property which provides access to the rear garden. The property has a garage en-bloc with further parking available along the cul-de-sac.

The rear garden for the property is set over two levels with a large patio area off the rear living room doors and a generous lawn area to the second level. The rear garden is fully enclosed and has a array of flowers and shrubs located along the borders.

Location

Histon is widely acknowledged as being one of the most sought-after villages north of Cambridge. Its particularly convenient location just 3 miles from the city centre adds to its popularity and communications are first class, the A14 and M11 being within a few minutes drive.

The village boasts many local facilities including excellent schooling for all ages from pre-school to sixth form. Good local shopping is available in the village and there is a regular bus service to Cambridge. Histon is served by Cambridgeshire County Council's Guided Busway with an estimated journey time to the Science Park of approximately 3 minutes and is a 10 minute cycle. Girton Golf Club is also within a few minutes drive.

Services.

All mains services are connected.

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.

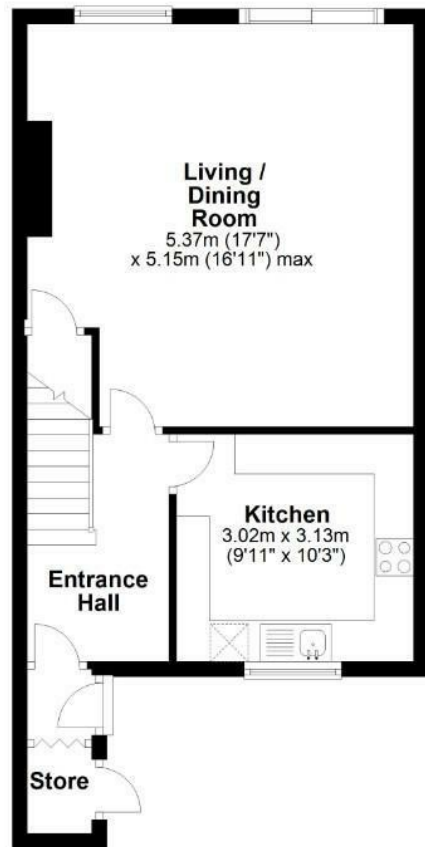
Viewing.

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



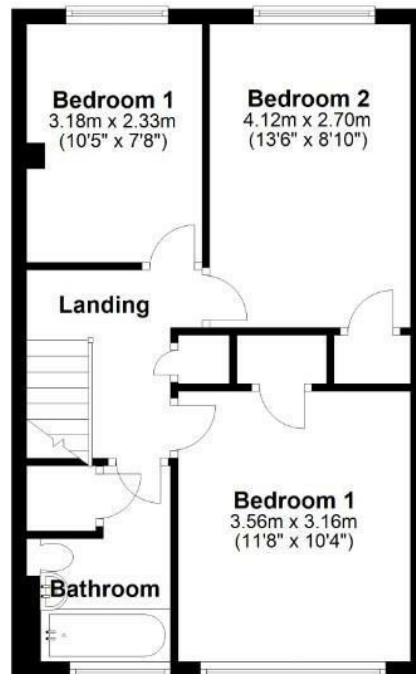
Ground Floor

Approx. 45.7 sq. metres (492.2 sq. feet)



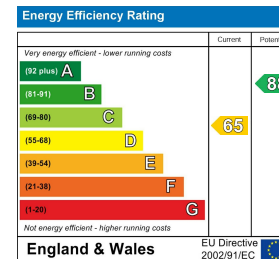
First Floor

Approx. 43.6 sq. metres (469.4 sq. feet)



Total area: approx. 89.3 sq. metres (961.6 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



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.

