



Shirley Road, Histon, Cambridge  
CB24 9JR

**Pocock + Shaw**



7 Shirley Road  
Histon  
Cambridge  
CB24 9JR

A lovely three bedroom semi detached home ideally located close to the village centre, in this sought after village just north of the City. With a lovely mature rear garden of just over 100'.

- Reception hall
- Sitting room with wood burning stove
- Kitchen dining room
- Three bedrooms
- Refitted first floor bathroom
- Gas radiator heating
- Off road parking
- Rear garden just over 100'

Offers in region of £499,500





Built in the 1930's, this semi detached home is ideally located just off the High Street in the centre of the Village. With a number of small shops and several public houses and restaurants. Just a short walk away is open countryside and the Community Orchard.

The property is offered in excellent order through out with a refitted kitchen and family bathroom.

**Reception hall** Stairs rising to the first floor with built in storage beneath, window to the side and radiator, picture rail, door to:

**Sitting room** 12'1" x 10'6" (3.68 m x 3.20 m) A well appointed room with bay window to the front, feature fireplace with wood burning stove, slate hearth and composite surround.

**Kitchen Dining room** 16'4" x 7'11" (4.98 m x 2.41 m) Extremely well fitted range of units set under a stone effect work surface, inset one and a quarter bowl single drainer ceramic sink unit and mixer tap. Continuation of work surface with AEG four burner ceramic hob and double oven beneath, canopy extractor fan. Matching wall mounted cupboards. Space and plumbing for dish washer and washing machine. Window to the side and double French doors to the rear garden. Recessed spot lights.

**First floor landing** Window to the side, radiator, picture rail, built in over stairs storage cupboard, access to loft space, door to:

**Bedroom one** 12'2" x 9'9" (3.71 m x 2.97 m) Bay window to the front, radiator, picture rail, two double fitted wardrobes to one wall.

**Bedroom two** 12'0" x 10'6" (3.66 m x 3.20 m) Window to the rear, radiator, picture rail.

**Bedroom three** 7'5" x 5'5" (2.26 m x 1.65 m) Window to the front, radiator, picture rail.

**Bathroom** Refitted white suite with counter set wash basin and single cupboard beneath, close coupled WC and bath. Radiator, window to the rear and part ceramic tiling to the walls.

**Outside** To the front of the property there is off road parking for two vehicles, gated pedestrian side access to:

**Rear garden** In excess of 100' in depth, with a large main patio area, lower. Well tended mature flower and shrub borders, lower gravelled patio area. Timber fencing to the side and rear boundaries.

Outside WC with high level WC and window to the rear.

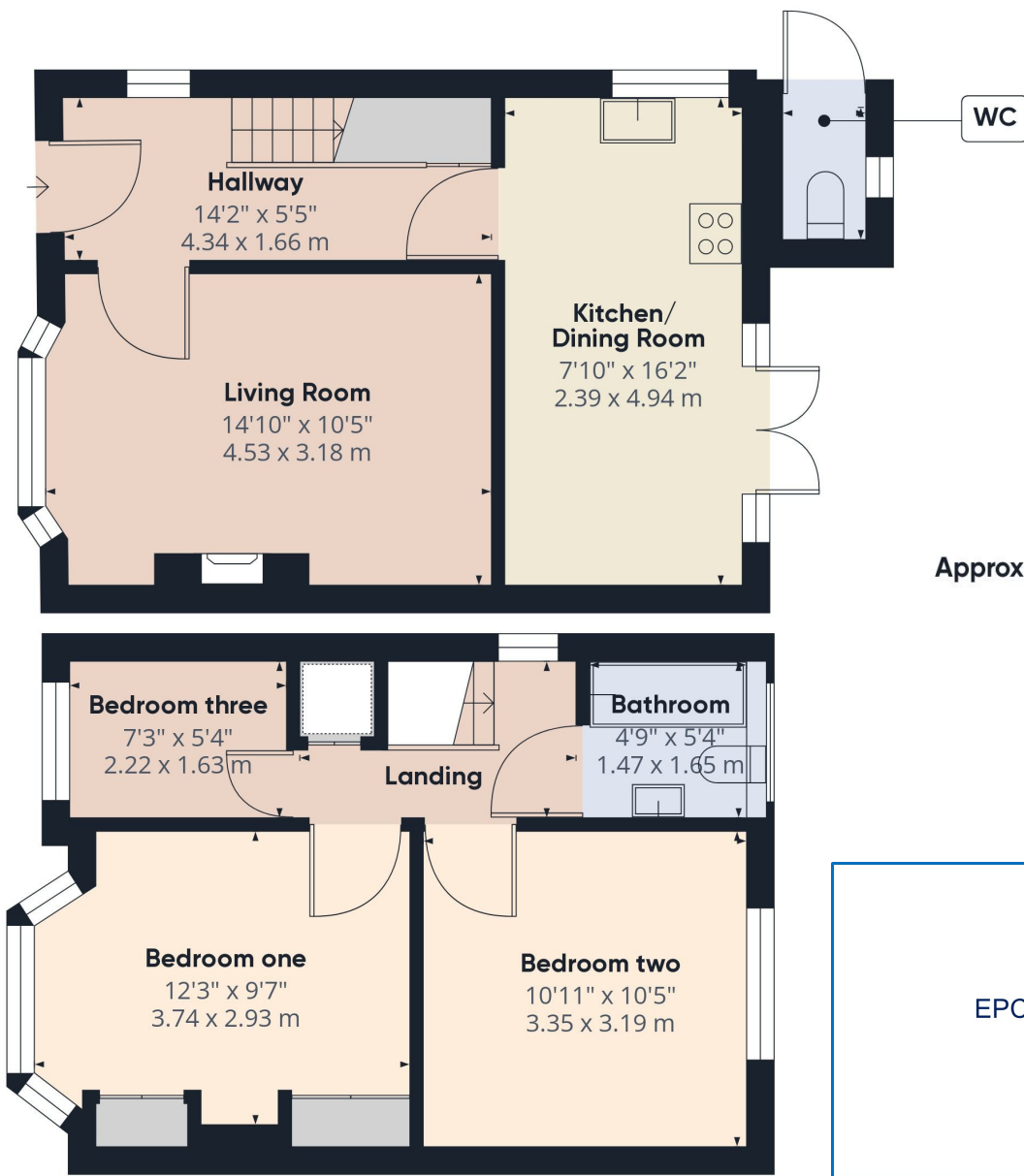
**Services** All mains services are connected

**Tenure** The property is Freehold

**Council Tax** Band C

**Viewing** By Arrangement with Pocock + Shaw





Approximate total area

705.69 ft<sup>2</sup>

65.56 m<sup>2</sup>

EPC awaited



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested