

24 Histon Road

Cambridge, CB4 3LE

- · Refurbished Victorian terrace
- Garage
- Walking distance to River

A stylish and beautifully appointed 2-bedroom Vicotian terrace with a garage, located just a 10-minute walk to the River.

This well-proportioned 854 sq. ft, terrace has been refurbished and refitted to provide thoughtfully laid-out accommodation that includes an entrance porch, the living/dining room is open-plan and in cludes a fireplace with a gas fire, original stripped floorboards and a double doors to the garden room. The kitchen has been refitted and has a 5-ring gas hob, double oven and extractor, dishwasher and fridge/freezer. Beyond the kitchen is a small but useful utility area and a separate shower room and WC. A door from the kitchen leads to the garden room, which has a vaulted ceiling with a Velux rooflight and double doors to the garden.

Upstairs, there are two bedrooms, both doubles with stripped floorboards. The main room has an original fireplace. The bathroom has been refitted and has a rolltop bath and a















separate tiled shower. The loft is boarded and benefits from lighting.

The house has gas central heating, double glazing and a burglar alarm.

Outside, at the front, is a small garden behind a wall. The rear garden is lovely and enclosed by fencing and hedging, and there is a patio area. At the end of the garden, a door leads to the good-sized garage, which has plenty of loft storage and an electric roller door.

Agent's note: We are advised that the property, in the past, has suffered from subsidence but this has now been rectified and further details are available on request.

What3words: ///nail.opera.solid





Floor Plan

Ground Floor Main area: approx. 44.4 sq. metres (478.4 sq. feet) Shower Room First Floor Approx. 34.9 sq. metres (375.8 sq. feet) Utility Area Kitchen Bedroom 2 Boot 55m x 2.09m 3.60m x 2.24m (11'10" x 7'4") Room (11'8" x 6'10") Bathroom 3.04m x 2.12m (10' x 6'11") Landing Living / Dining Room 6.78m x 3.92m Garage 5.38m x 3.91m (22'3" x 12'10") (17'8" x 12'10") Bedroom 1 3.65m x 3.92m (12' x 12'10") Porch

Main area: Approx. 79.4 sq. metres (854.2 sq. feet)

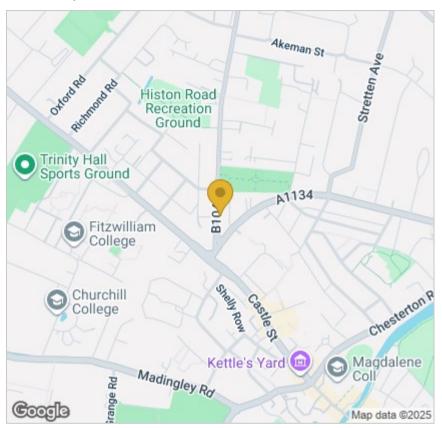
Plus garages, approx. 21.0 sq. metres (226.4 sq. feet)

Drawings are for guidance only
Plan produced using Plant/p.

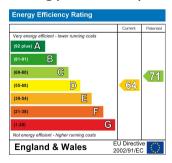
Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold Council tax band: C

Area Map



Energy Efficiency Graph



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