



24 Histon Road
Cambridge, CB4 3LE

Guide price £500,000

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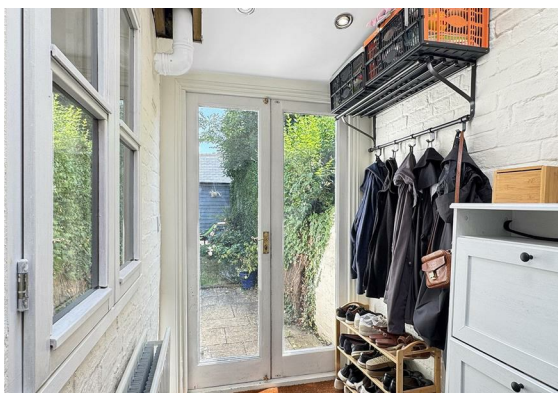
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- Refurbished Victorian terrace
- Garage
- Walking distance to River

A stylish and beautifully appointed 2-bedroom Victorian 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 includes a fireplace with a gas fire, original stripped floorboards and a double door 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



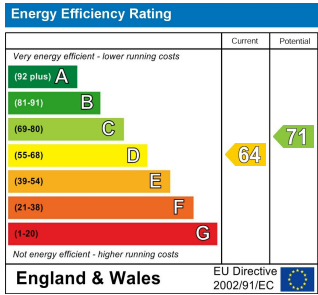
Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold
Council tax band: C

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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