



27 Saffron Road, Histon, Cambridge, CB24 9LJ

Guide Price £525,000 Freehold



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THIS HANDSOME VICTORIAN HOME IS IN DELIGHTFUL DECORATIVE/TURN-KEY ORDER THROUGHOUT AND BENEFITS FROM A RECENTLY REPLACED ROOF WITH UPGRADED INSULATION WITHIN THE LOFT SPACE.

- Semi-detached house
- Constructed around 1900
- Gas fired central heating to radiators
- 0.07 acre plot
- Council tax band-C
- 3 bedrooms, 1 reception room, 1 bathroom
- 927.2 sqft/86.1 sqm
- No onward chain
- EPC-D/61

Available to purchase with the added benefit of no upward chain is this three-bedroom, semi-detached home, providing generous accommodation measuring 86.1 sqm / 927.2 sqft.

To the ground floor the property comprises a large 303.9 sqft / 28.2 sqm open plan living space with triple aspect windows to the front, the rear and to the side, providing copious amounts of natural light throughout. Beyond the open plan living space is a kitchen with shaker style cabinetry, tiled splash back, work top space and integrated appliances which includes a fridge/freezer, four ring gas hob, a fan assisted oven and an extractor fan above. Completing the ground floor is a useful utility room with space for both a washing machine and tumble dryer as well as a separate WC.

To the first floor are three well-proportioned bedrooms with bedroom one benefitting from a built-in storage cupboard and bedrooms two and three overlooking the rear garden. Serving the three bedrooms is a family bathroom suite benefitting from a low-level WC, pedestal sink basin and a panelled bath with a shower over.

Externally, the property has a shared driveway to the side; this provides access to the rear garden for both number 27 and 25 Saffron Road. The south facing plot that the property occupies is in the region of 0.07 acres and backs onto the recreation ground for the Histon Early Years Centre to the rear. The garden to the property has a concrete base, ideal for the construction of a home office or workshop and is laid predominantly to lawn with a variety of mature trees located along the perimeter.

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 Cambridge city centre adds to its popularity and communications are first class, the A14 and M11 being within a few minutes' drive. 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. It is also conveniently located for Cambridge North railway station.

The village boasts many local facilities including excellent schooling for all ages from pre-school to sixth form, including the well regarded Impington Village College. Good local shopping is available in the village and there is a regular bus service to Cambridge. Girton Golf Club is also within a few minutes' drive.

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

Agents Note

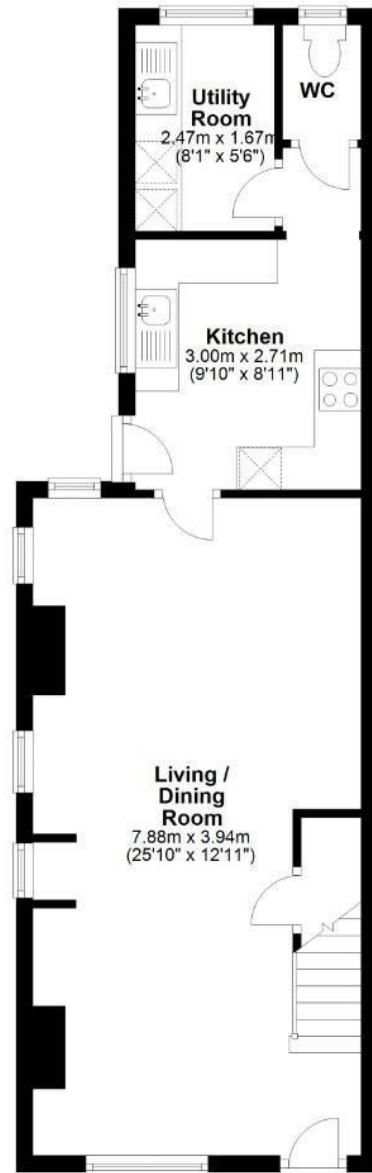
The property does not offer off street parking. The driveway to the side is for access only





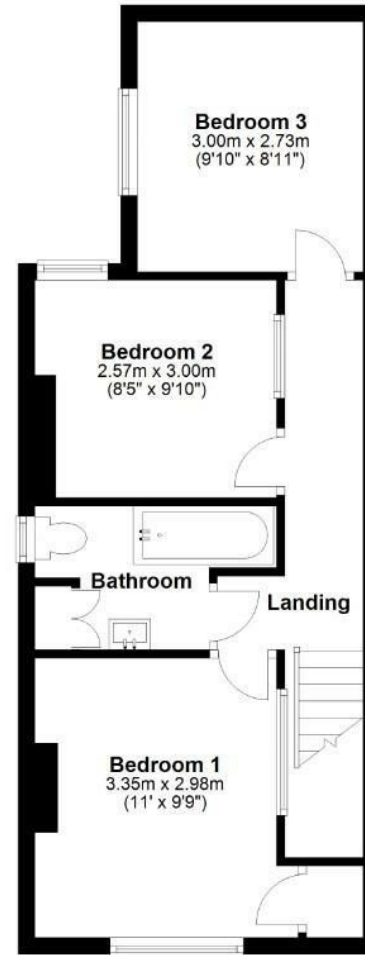
Ground Floor

Approx. 46.4 sq. metres (499.6 sq. feet)



First Floor

Approx. 39.7 sq. metres (427.6 sq. feet)



Total area: approx. 86.1 sq. metres (927.2 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

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	EU Directive 2002/91/EC	

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