



38 Saffron Road, Histon, Cambridge, CB24 9LJ
Offers In Excess Of £400,000 Freehold



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01223 819300

AVAILABLE TO PURCHASE WITH NO ONWARD CHAIN IS THIS DETACHED VICTORIAN HOME IN NEED OF INTERNAL RENOVATION AND OFFERING EXPANSION POTENTIAL SUBJECT TO THE RELEVANT PLANNING CONSENTS BEING GRANTED.

- Detached Victorian house
- 661.7 sqft/61.5 sqm
- Gas fired central heating to radiators
- 125.4 ft x 23.7 ft rear garden
- Council tax band-D
- 2 bedrooms, 1 reception room 1 bathroom
- Constructed on the 1880s
- Driveway and carport
- EPC-F/38

Having benefitted from the installation of a new roof in 2022 and replacement double glazing in 2013, this detached family home measures 661.7 sqft/61.5 sqm and offers great potential for expansion subject to the relevant planning consents being granted.

Having been constructed in and around the late 1800's this detached residence occupies a generous rear garden measuring more than 125ft in length and 23ft in width. In need of renovation throughout, this home benefits from a reception room to the front, a kitchen with understairs pantry, a utility/boot room and ground floor bathroom. To the first floor the property comprises of two bedrooms with built in wardrobes to the master bedroom.

Occupying a generous plot this home benefits from a small, gravelled garden to the front with a driveway to the side of the property which goes all the way through to the rear garden. off the rear of the property is a covered carport area, ideal for car enthusiasts, a outside WC, a workshop and a shed. The rear garden of the property is 125ft in length, is predominantly laid to lawn and has an array of mature shrubs and trees within the curtilage of the garden. A large tandem garage is approximately a third of the way down the garden and measures 25'11" x 8'8".

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

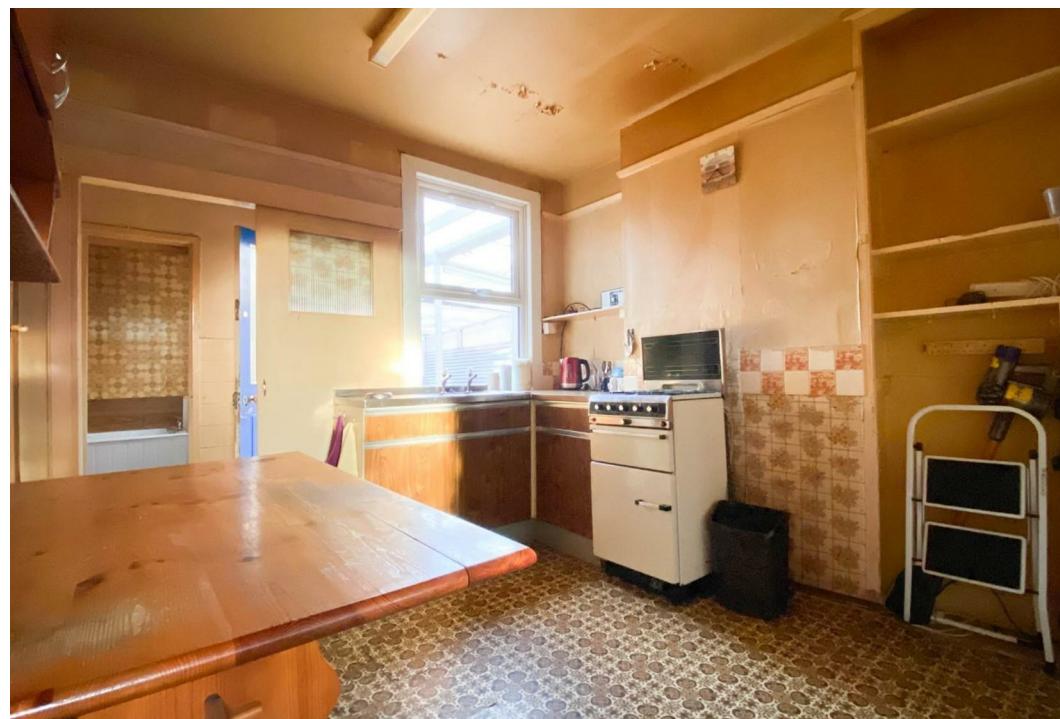
South Cambridgeshire District Council
Council tax band-D

Fixtures and Fittings

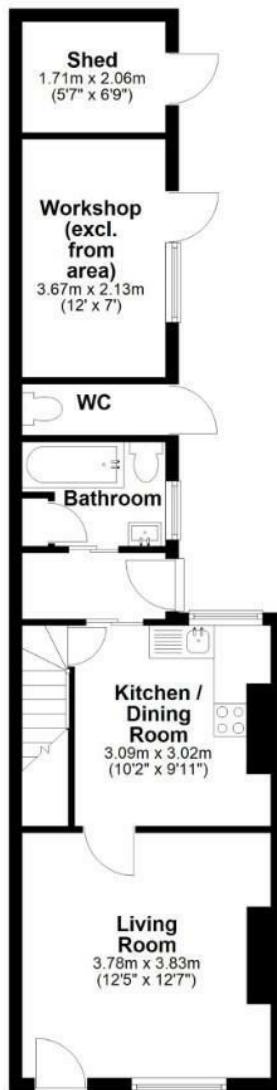
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

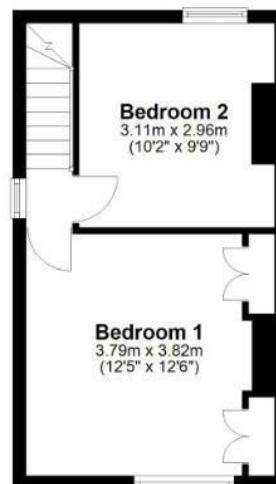
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris



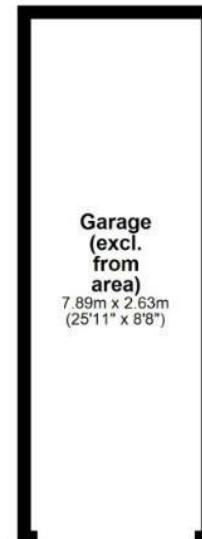
Ground Floor
Approx. 34.8 sq. metres (375.0 sq. feet)



First Floor
Approx. 26.6 sq. metres (286.8 sq. feet)



Outbuilding
Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 61.5 sq. metres (661.7 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		78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	38	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

