



46 Cottenham Road, Histon, Cambridge, CB24 9ES

Guide Price £425,000 Freehold



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AN EXTENDED TWO-BEDROOM FAMILY HOME LOCATED IN THE POPULAR VILLAGE OF HISTON AND OFFERING FURTHER EXPANSION POTENTIAL SUBJECT TO THE RELEVANT CONSENTS BEING GRANTED.

- Semi-detached house
- 1029.6 sq ft / 95.7 sqm
- Gas fired central heating to radiators
- 0.07 acre plot
- Council tax band-C
- 2 bedrooms, 2 bathrooms, 3 reception rooms
- Circa 1945
- Driveway parking
- EPC-D / 60

This well-proportioned semi-detached home was originally constructed circa 1945 and subsequently extended to the rear to provide valuable additional reception space. The property occupies an attractive plot of approximately 0.07 acres and offers well-balanced accommodation arranged over two floors.

The ground floor comprises a comfortable living room, together with a particularly spacious kitchen/dining area providing an excellent day-to-day living and entertaining space. An adjoining conservatory enjoys views and access towards the rear garden. Also situated on the ground floor is a useful study, together with a wet room.

To the first floor are two well-proportioned double bedrooms, served by a fully tiled family bathroom. The bathroom is fitted with a panelled P-shaped bath with shower over, low-level WC and wash hand basin with vanity unit beneath.

The property occupies a plot extending to approximately 0.07 acres. There is parking available to the front, whilst the rear garden is predominantly laid to lawn and benefits from a variety of mature trees and established shrubs along the borders, providing a pleasant degree of greenery and privacy. A paved patio area, directly accessible from the conservatory, provides an ideal space for outdoor seating and entertaining.

Whilst the property would benefit from sympathetic modernisation and improvement, it provides an excellent opportunity for a purchaser to update and personalise the accommodation to their own requirements. There is also potential for further extension to the side, subject to obtaining the necessary planning and other relevant consents.

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

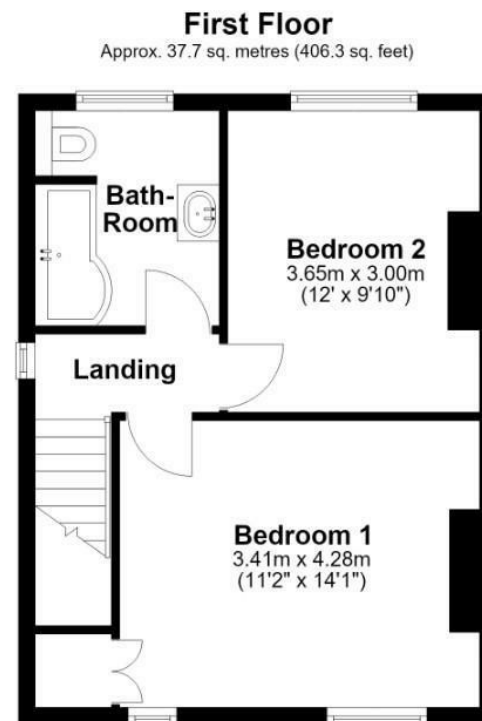
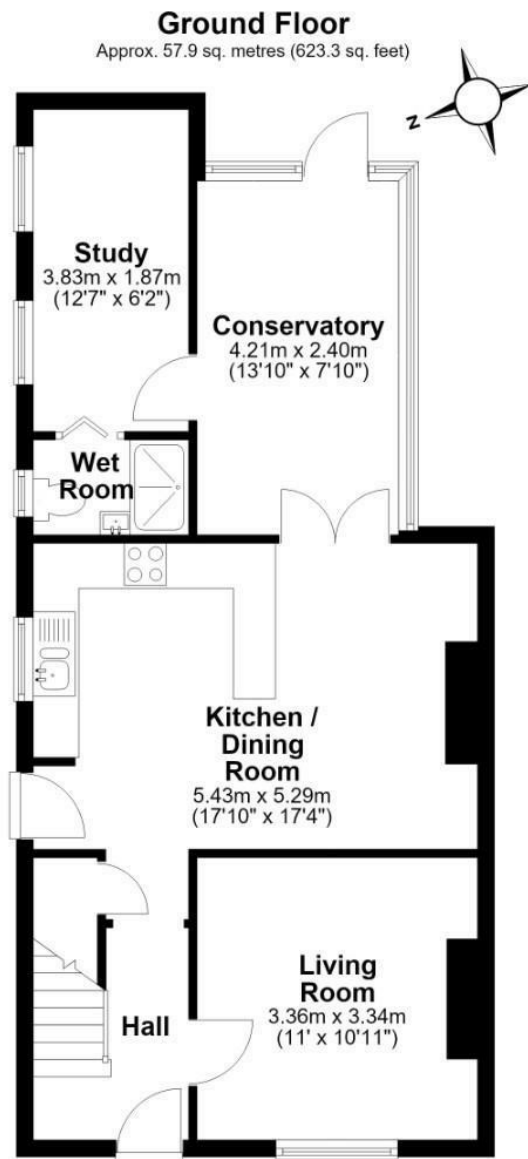
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

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







Total area: approx. 95.7 sq. metres (1029.6 sq. feet)

For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.
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	



