



Radcliffe & Rust are delighted to offer, to let, this two/three bedroom property in the highly sought after of Histon. Histon is a highly regarded and well-served village situated just to the north of Cambridge, offering an excellent balance of village life and easy access into the city. The village has an impressive range of everyday amenities, including independent shops, cafés, pubs and restaurants, alongside a Co-op supermarket, pharmacy and other useful services. Histon & Impington Recreation Ground provides extensive green space and sporting facilities, while the surrounding countryside offers plenty of opportunities for walking and cycling. The area is particularly well connected, with the nearby Guided Busway providing frequent services into Cambridge city centre, Cambridge North railway station and the wider area. Road connections are equally convenient, with easy access to the A14, M11 and surrounding employment centres, including Cambridge Science Park and the Cambridge Business Park. Histon is also well known for its strong community atmosphere and popular local schooling, making it an attractive location for a wide range of residents. With Cambridge just a few miles away, Histon combines excellent connectivity and amenities with the more relaxed surroundings of an established Cambridgeshire village.

Radcliffe & Rust Letting Agents are pleased to offer to let this three-bedroom home, positioned within the popular village of Histon. Offered on an unfurnished basis, the property has been newly decorated throughout and benefits from new carpets to the stairs, landing and all three bedrooms, providing a fresh and neutral finish ready for its next occupants.

Entering the property, you arrive directly into the living/dining room, a bright and versatile space finished with light neutral walls and warm wood-effect flooring. A large window provides plenty of natural light, while the proportions of the room allow for clearly defined areas for both relaxing and dining. Wall-mounted shelving provides useful display space, while beneath the stairs is a particularly generous storage cupboard, offering an excellent amount of practical space for household items, coats, shoes and everyday essentials while keeping the main living area clutter-free.

Positioned just off the living/dining room is the kitchen, which is fitted with a range of white gloss wall and base units complemented by pale green work surfaces and tiled splashbacks. Appliances include an electric oven with gas hob and extractor above, with the oven and hob having been professionally cleaned in preparation for the new tenancy. A freestanding fridge/freezer, dishwasher and washing machine are also provided with the property. The stainless-steel sink and drainer are positioned beneath the window, bringing plenty of natural light into the workspace, while the peninsula-style worktop provides additional preparation space.

Stairs rise from the living/dining room to the first-floor landing, with the staircase and landing both benefiting from newly fitted carpet. The landing provides access to all three bedrooms and the family bathroom and also benefits from a very handy built-in storage cupboard, providing further useful storage away from the main living accommodation. Additional wall-mounted shelving is positioned around the stairwell.

Bedroom one is a good-sized double room, newly decorated in neutral tones and finished with newly fitted carpet underfoot. A large window provides plenty of natural light, while a selection of wall-mounted floating shelves offers useful additional storage or display space.

Bedroom two is another well-proportioned double bedroom, again benefiting from fresh neutral decoration and newly fitted carpet. A window provides plenty of

natural light, with the room offering ample space for the usual bedroom furniture.

Bedroom three is a narrower and particularly versatile room, ideally suited for use as a nursery or dedicated home office. Newly decorated and finished with new carpet, the room also benefits from its own window providing natural light.

The family bathroom comprises a white three-piece suite including a pedestal wash basin, WC and panelled bath with shower over and glazed shower screen. Grey tiling surrounds the bath and shower area, complemented by blue painted walls, while a frosted window provides natural light whilst maintaining privacy. Grey wood-effect flooring completes the room.

Outside, the property benefits from a low-maintenance gravelled area immediately outside the home, bordered by established planting and providing space for a small table and chairs – ideal for sitting outside during the warmer months.

The property also benefits from one allocated parking space, positioned within the communal parking area conveniently located close to the property.

Overall, this is a freshly decorated and well-positioned three-bedroom home offering versatile accommodation, excellent storage and allocated parking within the sought-after village of Histon. Offered unfurnished and ready for its next occupants to make their home, prospective tenants are encouraged to call or email Radcliffe & Rust to arrange a viewing.

Agent Notes

Available immediately, on an unfurnished basis.

Deposit £1,673

Council tax band C

There is a holding fee which equates to 1 weeks rent. (Deductible from your first month's rent)

The formula for working out a week's rent is the following:

1 month's rent * 12 / 52 = 1 week's rent.

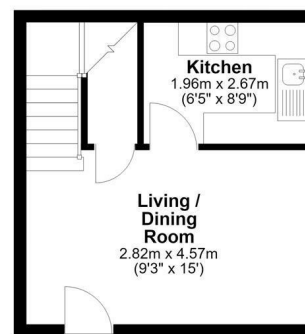
Our redress scheme is the Ombudsman and our CMP supplier is through Client Money Protect





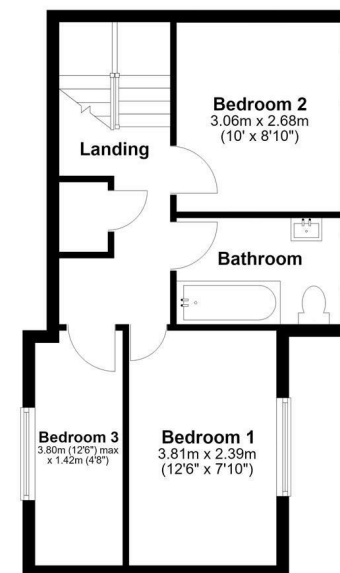
Ground Floor

Approx. 22.3 sq. metres (239.6 sq. feet)



First Floor

Approx. 37.5 sq. metres (403.9 sq. feet)



Total area: approx. 59.8 sq. metres (643.5 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		90
(81-91) B		
(69-80) C		72
(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

