



17 Somerset Road, Histon, Cambridge, CB24 9JS
Guide Price £475,000 Freehold



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01223 819300

NESTLED WITHIN THE WELL -REGARDED SOMERSET ROAD, HISTON, THIS LARGE TWO -BEDROOM SEMI-DETACHED HOUSE IS IDEAL FOR FIRST TIME BUYERS AND THOSE LOOKING FOR LATER RE-DEVELOPMENT (STP)

- Semi-detached house
- 857.2 sqft/79.6 sqm
- Gas fired central heating to radiators
- EPC-D/61
- 2 bedrooms, 2 reception rooms, 1 bathroom
- Constructed around 1935
- Driveway parking and garage
- Council tax band-D

Available to purchase with no onward chain, this home was constructed in and around 1935, and was later extended to the rear in 1986, providing generous accommodation measuring 857.2 sqft/79.6 sqm.

To the ground floor the property comprises of an entrance hall with stairs leading to the first floor and storage beneath, two reception rooms which include an open plan living/dining room with bay window to the front and a sunroom with large sliding doors which open into the south facing rear garden. The living/dining room was originally two separate reception rooms and could be divided back into two with the addition of a stud wall. Completing the ground floor is a kitchen benefiting from storage at both base level and eye level, space for white goods as well as a separate WC which is accessible off the sunroom.

To the first floor are two large double bedrooms which could be reconfigured to provide a third box bedroom. Completing the first floor is a family bathroom suite with a panelled bath, pedestal sink unit and low-level WC.

Neighboring homes have built a variety of extensions to the side, rear and loft and with the correct planning permissions, 17 Somerset Road offer similar potential for expansion.

Externally – to the front of the property is a brick wall with wrought iron double gate which opens to provide access onto the driveway. The driveway of the property is 16.7metres in length and 3metres in width which provides parking for 3/4 vehicles in tandem. The front garden of the property is predominantly laid to lawn with herbaceous borders to the side.

The south facing rear garden measures over 110ft in length, is laid predominantly to lawn and has a patio area accessible of the sunroom doors. To the rear of the garden is a vegetable garden, a green house and an array of seasonal flowers and shrubs within the borders.

Within the garden is a brick built garage with an up and over door to the front and a brick built workshop/potting shed to the rear.

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.

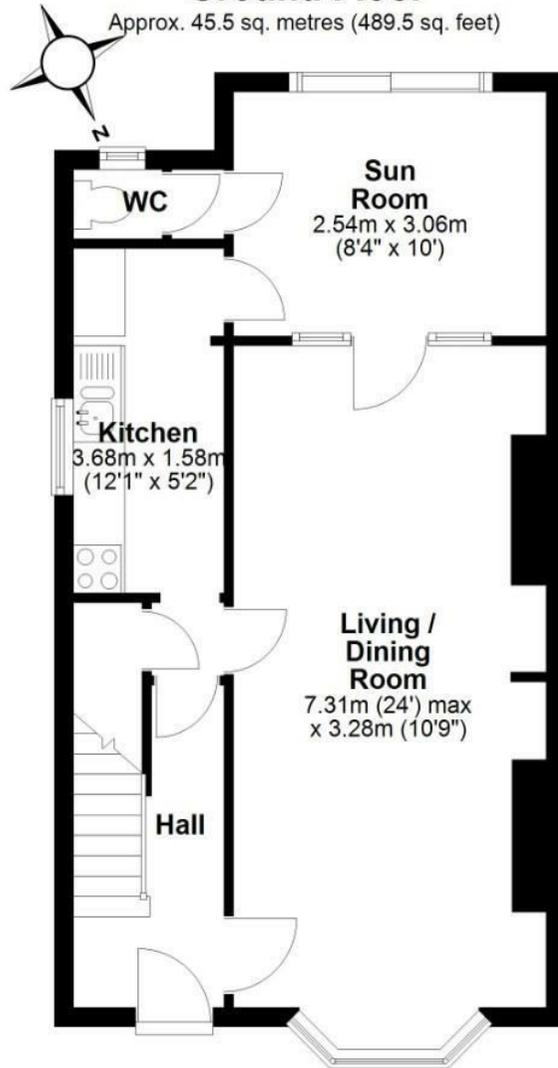
Viewing

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



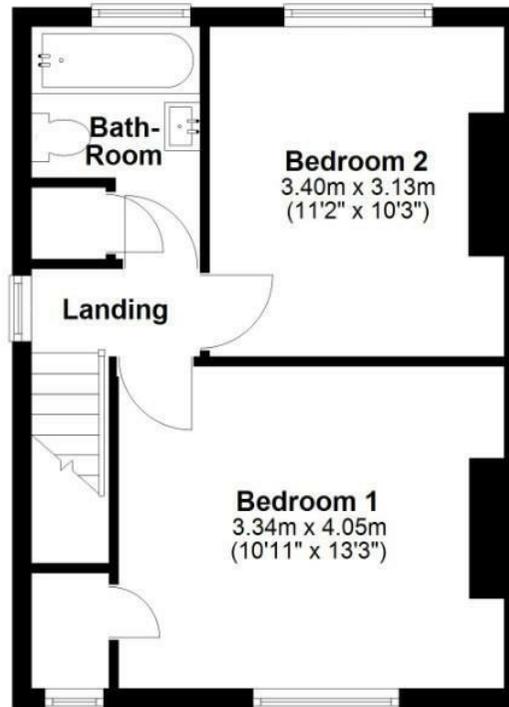
Ground Floor

Approx. 45.5 sq. metres (489.5 sq. feet)



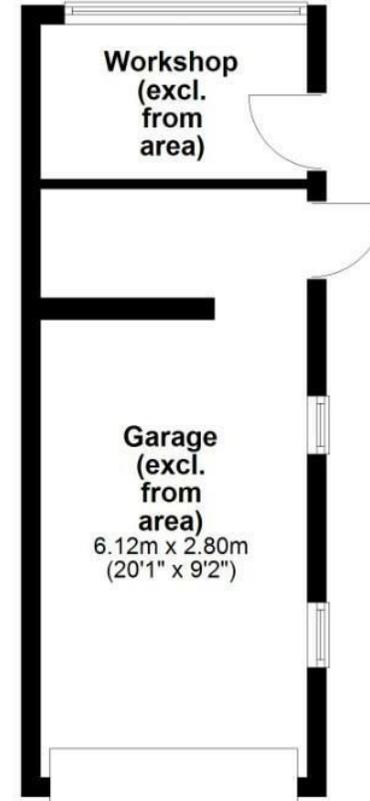
First Floor

Approx. 34.2 sq. metres (367.7 sq. feet)



Outbuilding

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



Total area: approx. 79.6 sq. metres (857.2 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 | | 61 | 75 |
| EU Directive 2002/91/EC | | | |

