



10 Old Farm Close, Histon, Cambridge, CB24 9HA

Guide Price £350,000 Freehold



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HAVING GONE THROUGH SIGNIFICANT IMPROVEMENT OVER THE LAST FEW YEARS AND MOST RECENTLY REPLACEMENT FRONT DOOR AND FACIAS, THIS THREE-BEDROOM BUNGALOW IS IN DELIGHTFUL DECORATIVE ORDER THROUGHOUT AND IS IDEAL FOR THOSE DOWNSIZING AND THOSE LOOKING TO ESTABLISH THEMSELVES ONTO THE PROPERTY LADDER.

- Bungalow
- Built in 1968
- Gas fired central heating to radiators
- Front and rear gardens
- Council tax band-C
- 3 bedrooms, 1 bathroom, 2 reception rooms
- 774.0 sqft/71.6 sqm
- Garage en bloc and allocated parking
- EPC- D/ 67

Having originally been constructed in 1968, this bungalow has later been extended to the rear with the construction of a part brick, part UPVC conservatory which opens onto the rear garden.

Upon entering through the front porch, the property then has a inner entrance hall with space for coats and shoes and a bathroom adjoining. The bathroom is fully tiled and benefits from a panelled bath with shower above, a low-level WC and a wall mounted sink with vanity unit below.

The property has been re-configured by the current owners to make space for three bedrooms. The master bedroom is a sizeable double bedroom with views over the rear garden, and two further bedrooms.

The property has two reception spaces which includes a lounge and a conservatory which doubles up currently as a dining room and opens onto the rear garden. Directly off the lounge is the kitchen with cabinetry at both eye level and base level, large levels of worktop space and offers space for all major white goods. There is a utility area within the entrance hallway, consisting of a washing machine and tumble dryer housed in a cupboard.

Externally, the property has a fully enclosed south-east facing rear garden. The garden is laid predominantly to lawn and benefits from a timber built shed to the far corner. To the front is a gravelled garden with concrete path leading through the middle, a real suntrap of the evening with the current owners having a seating area.

The property benefits from resident parking to the front, as well as a brick-built garage on block directly opposite. To the side and rear of the garage is a strip of land which offers several miscellaneous uses and is currently being used as an outside gym.

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.

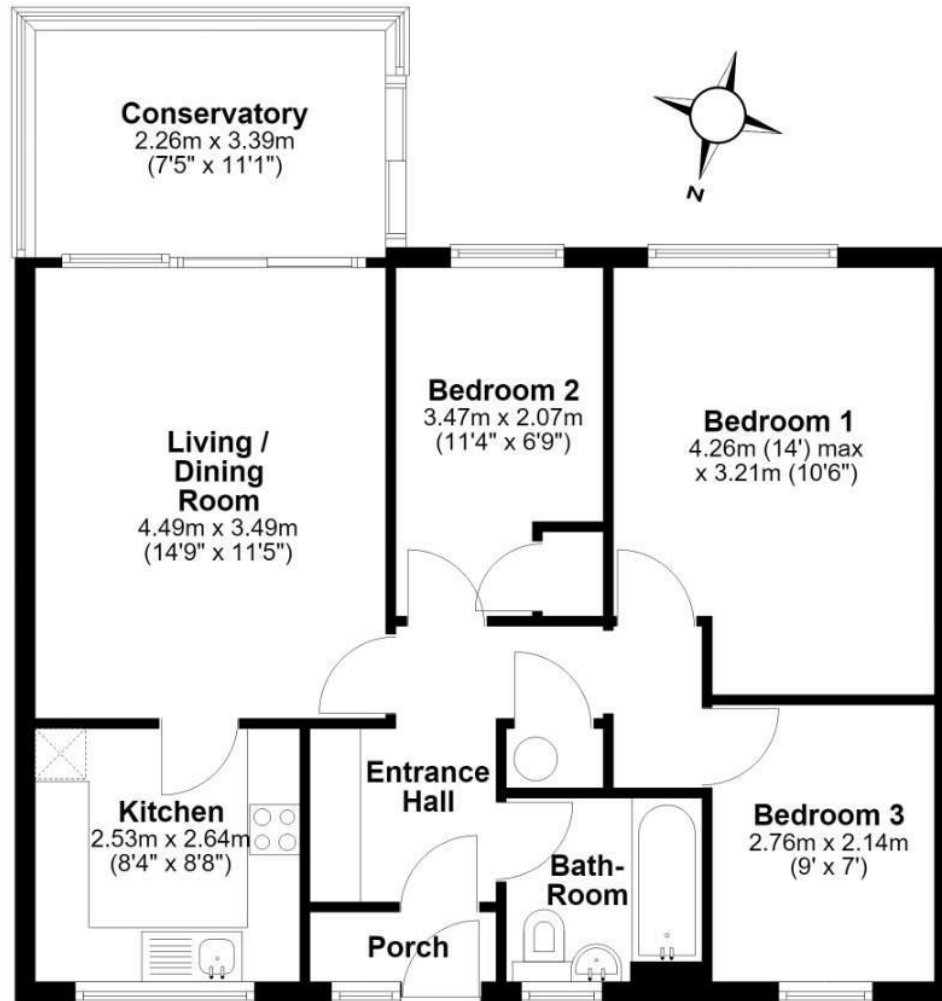
Viewing

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



Floor Plan

Approx. 71.6 sq. metres (770.4 sq. feet)



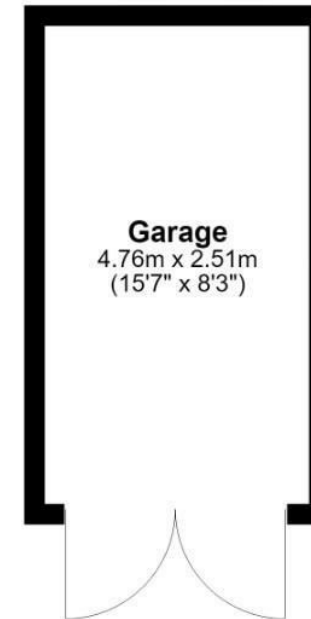
Main area: Approx. 71.6 sq. metres (770.4 sq. feet)

Plus garages, approx. 11.9 sq. metres (128.6 sq. feet)

Outbuilding

Main area: approx. 0.0 sq. metres (0.0 sq. feet)

Plus garages, approx. 11.9 sq. metres (128.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

