



7 Burkett Way, Histon, Cambridge, CB24 9XU

Guide Price £425,000 Freehold



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AVAILABLE TO PURCHASE WITH NO ONWARD CHAIN IS THIS EXTENDED, THREE-BEDROOM SEMI-DETACHED HOME LOCATED WITHIN THE WELL-REGARDED VILLAGE OF HISTON.

- Semi-detached house
- 3 beds, 1 bath, 3 recepts
- Gas fired central heating to radiators
- 0.08 acres
- Council tax band - C
- 1000 Sqft/92 Sqm
- Constructed in 1972
- Garage and driveway parking
- EPC-C/70

Originally constructed in 1972 and later extended, this family home measures 1000 Sqft/ 92 Sqm and provides generous living accommodation over two levels. To the ground floor the property comprises of a spacious entrance porch which leads onto the internal entrance hall. The property comprises of three reception rooms, this includes a living room, dining room adjoining the kitchen and a conservatory which opens onto the landscaped garden to the rear. To the first floor are three bedrooms with built in cupboards to each and a shower room with a single enclosed shower, low level WC and a wall mounted sink with vanity unit below.

Externally – To the front of the property is a sweeping driveway which provides off road parking for numerous vehicles, a gravelled area and a variety of shrubbery along the border. The driveway leads up to a large single garage which measures more than 20ft length. The rear garden of the property has been beautifully landscaped with a patio area accessible off both the kitchen and the conservatory, a raised lawn with patio running through, well stocked borders and a timber built shed. To the rear of the garden is gated access onto Old Farm Close which provides more convenient access into the centre of the village.

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

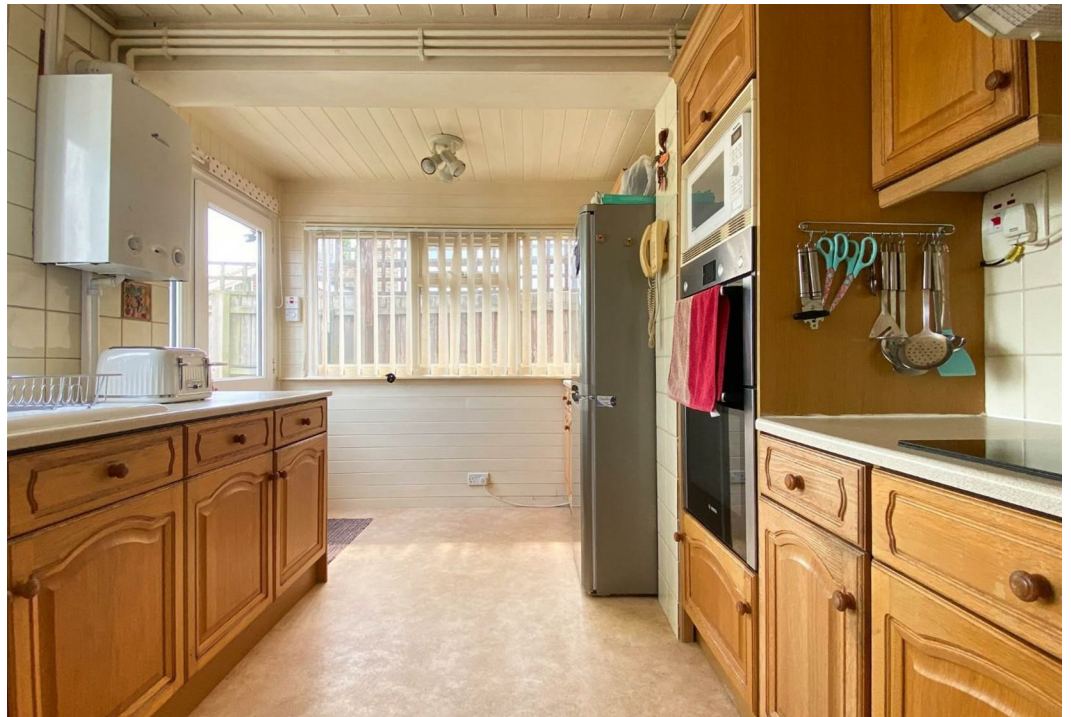
South Cambridgeshire District Council
Council tax band - C

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





Approx. gross internal floor area 92 sqm (1000 sqft)
Excluding Garage

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C	70	
(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	

