



St. Audreys Close, Histon  
CB24 9JY

Pocock + Shaw

72 St. Audreys Close  
Histon  
Cambridge  
Cambridgeshire  
CB24 9JY

A well presented four bedroom semi detached residence enjoying tucked away position within this cul de sac location, close to the Guided Busway.

- Semi detached 4 bedroom house
- Enclosed southerly facing rear garden
- Recently redecorated throughout
- Kitchen/ Breakfast Room
- Sitting/ Dining room
- Bathroom, shower room and en suite shower room
- Driveway parking to front for at least 3 vehicles
- Investment/ rental opportunity
- 1241 ft<sup>2</sup> / 115.1 m<sup>2</sup>
- No upward chain

Guide Price £495,000



This semi-detached property offers clean and bright accommodation over two floors, with a good degree of flexibility. The property should appeal to homebuyers and investors alike having been let out.

The village has excellent public transport links, both regular bus routes into Cambridge, and the guided bus. Cambridge North station is only 3 miles away and provides direct fast services to Cambridge and London. There is also easy access to the A14 and M11, which connect to the A1, M1 and M6.

Impington Village College is well regarded and feeds into Hills & Long Road Sixth form colleges in Cambridge. And for younger years, there is Wendy House and Early Years nurseries and Histon & Impington Brook and Park Primary Schools.

There is a selection of well regarded pubs, restaurants and cafes in the village including Raymond Blanc's The Boot Brasserie, Red Lion pub, Stir Café and the Indian Ocean restaurant along with the Holiday Inn hotel.

Offered with no upward chain, the accommodation in detail comprises;

## Ground Floor

**Storm porch** with courtesy light and part glazed door to

**Entrance hallway** with recessed ceiling spotlights, coat hooks, ceramic tiled flooring.

**Bedroom 4/ Office** 10'4" x 10'6" (3.14 m x 3.21 m) with window to front and window to rear, radiator.

**Kitchen/ Breakfast room** 14'8" x 10'2" (4.47 m x 3.09 m) with window to side and window to rear, excellent range of fitted wall and base units with work surfaces and tiled splashbacks, breakfast bar area, built in Hoover eye level electric double oven, built in Zanussi four ring electric hob with stainless steel chimney hood over, radiator, one and a quarter bowl stainless steel sink unit and drainer with mixer taps, plumbing for dishwasher and washing machine, space for fridge/freezer, ceramic tiled flooring, recessed ceiling spotlights, part glazed door to garden and door to

**Inner hallway** with stairs to first floor, radiator.

**Cloakroom** with window to rear, wash handbasin with tiled splashbacks, WC with concealed cistern and recessed shelf over, radiator, ceramic tiled flooring.

**Sitting/ Dining room** 18'9" x 11'4" (5.71 m x 3.45 m) with two windows to front, glazed door to conservatory, two radiators.

**Conservatory** 9'3" x 7'11" (2.83 m x 2.42 m) upvc double glazed conservatory with glazed doors to garden, power points, fitted blinds.

## First Floor

**Landing** with window to rear, loft access hatch, airing cupboard with Vaillant gas combination boiler and slatted wood shelving, doors to

**Bedroom 1** 14'8" x 9'7" (4.46 m x 2.93 m) with windows to front and side, radiator, loft access hatch.

**En suite shower room** with window to side, fully tiled and enclosed shower cubicle with Mira 'jump' electric shower, fully tiled walls, WC, wash handbasin, extractor fan, heated towel rail.

**Bedroom 2** 18'9" x 9'10" (5.71 m x 3.00 m) with window to front, radiator.

**Large bathroom** with window to rear, fully tiled walls, fully tiled and enclosed shower cubicle with Mira chrome thermostat shower unit, WC, wash handbasin, panelled bath, heated towel rail, shaver point, ceramic tiled flooring.

**Bedroom 3** 8'4" x 10'2" (2.55 m x 3.11 m) with window to rear, radiator, built in cupboard with clothes hanging rail and shelving.

**Outside** Gravelled driveway to front off road parking for at least 3 vehicles, side gate with gravelled area and external power point to southerly facing rear garden 13m x 8m approx, with low maintenance gravelled area adjacent to the rear of the property leading onto a lawn with timber shed. The whole offering a good degree of



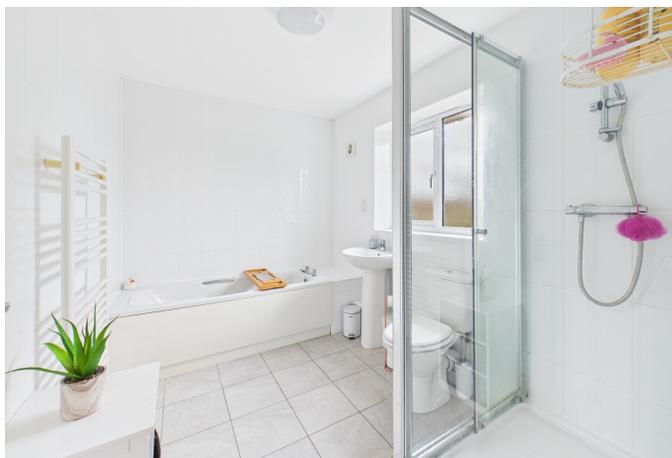
privacy. Please note that there is a small enclosed electric sub station set back to the right hand side of the property.

**Services** All mains services

**Tenure** The property is Freehold.

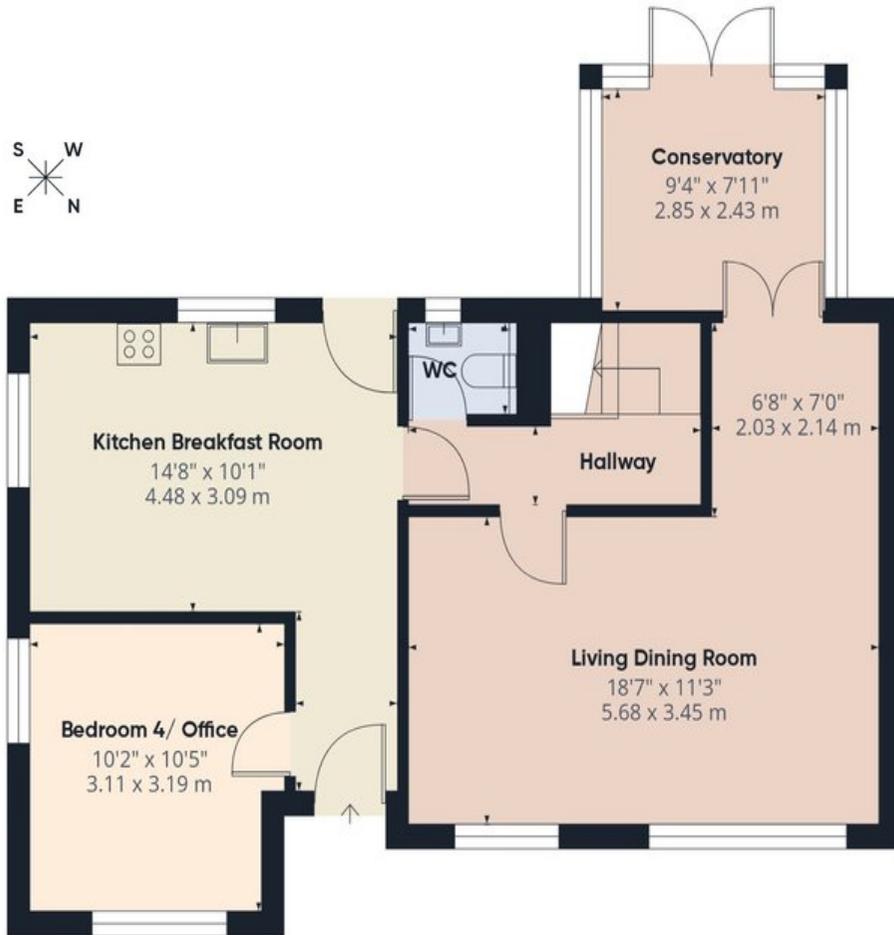
**Council Tax** Band C

**Viewing** By Arrangement with Pocock + Shaw



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			86
(69-80) <b>C</b>		76	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			



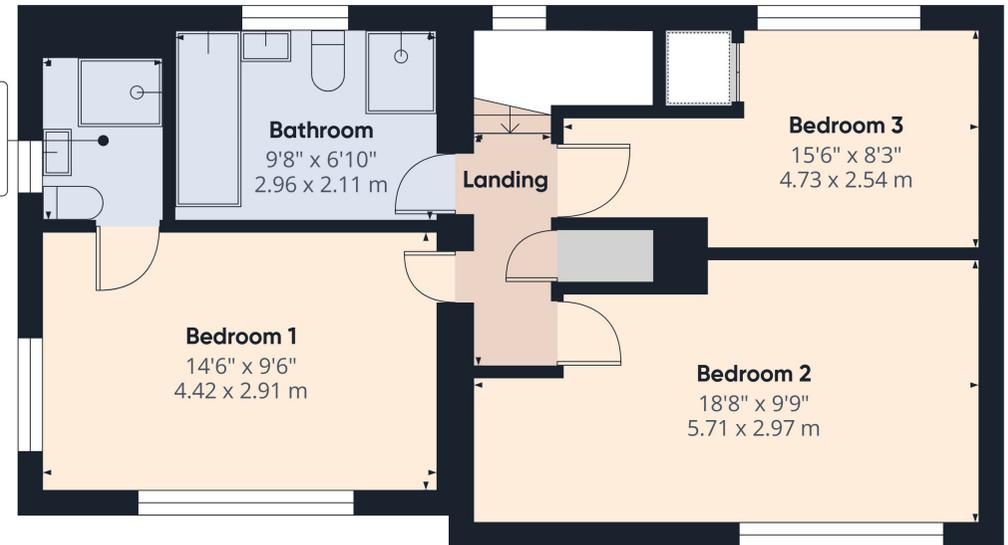


### Approximate total area

1241 ft<sup>2</sup>

115.1 m<sup>2</sup>

**En-suite  
shower room**  
4'6" x 6'2"  
1.40 x 1.90 m



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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