



Loves Close, Histon
CB24 9UZ

Pocock+Shaw

18 Loves Close
Histon
Cambridge
Cambridgeshire
CB24 9UZ

A well proportioned one bedroom first floor maisonette enjoying a tucked away position, whilst being centrally located in this highly sought after village just to the north of the city.

- First floor maisonette
- Fitted kitchen
- Sitting/ Dining room
- Shower room
- Electric heating
- Corner position in small development
- Allocated parking space
- Central village location
- No upward chain

Guide Price £215,000



A first floor one bedroom maisonette situated within the heart of the village and perfectly placed for access to the local amenities. Ideal as a first time purchase and sold with the benefit of no onward chain.

The property is tucked away in the corner and enjoys use of the communal gardens and benefits from an off-road parking space.

Histon is widely acknowledged as being one of the most sought-after villages north of Cambridge. Its particularly convenient location, just 3 miles from the city centre, adds to its popularity and the A14 and M11 are within a few minutes drive. The village boasts many local facilities including excellent schooling for all ages from pre-school to sixth form. Good local shopping is available in the village and there is a regular bus service to Cambridge. Histon is served by Cambridgeshire County Council's Guided Busway with an estimated journey time to the Science Park of approximately 3 minutes. Pedestrians and cyclists will also benefit from a bridleway running all the way from Cambridge Science Park to St. Ives along the route of the Guided Busway.

In detail, the accommodation comprises;

Ground Floor with glazed front door to

Entrance lobby with recess with cloaks hanging rail, wall mounted Heatslave electric heater, stairs to first floor, laminate wood flooring.

Kitchen 9'5" x 5'10" (2.86 m x 1.77 m) with good range of white gloss units with work surfaces, glass upstands, built in four ring electric hob with glass splashbacks below, extractor hood over and electric oven below, space for washing machine, ceramic sink unit and drainer, space for under counter fridge and freezer, laminate wood flooring, wall mounted Heatslave electric heater, recessed ceiling spotlights.

Living room 16'3" x 11'3" (4.96 m x 3.42 m) with bay window and further window to front, both with plantation style shutters, coving, wall mounted Heatslave electric heater, laminate wood flooring, TV point, airing

cupboard with unvented hot water cylinder and slatted wood shelving.

First Floor

Landing with loft access hatch, recessed ceiling spotlights, laminate wood flooring.

Bedroom 9'8" x 8'9" (2.95 m x 2.67 m) with bay window to rear, recessed ceiling spotlights, wall mounted Heatslave electric panel heater.

Shower room with window to side, good sized walk in shower cubicle with fully tiled surround and chrome shower unit, vanity wash handbasin with recess tiled shelf to side, WC, extractor fan, heated towel rail, fully tiled walls, porcelain tiled flooring.

Outside Communal garden. Parking.

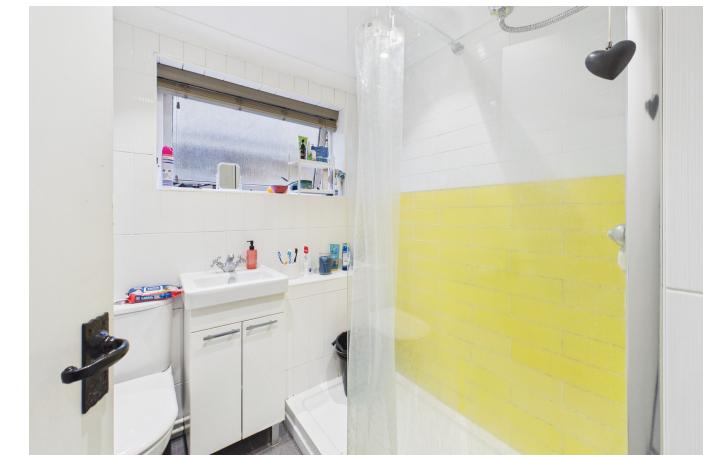
Services Mains water, electricity and drainage.

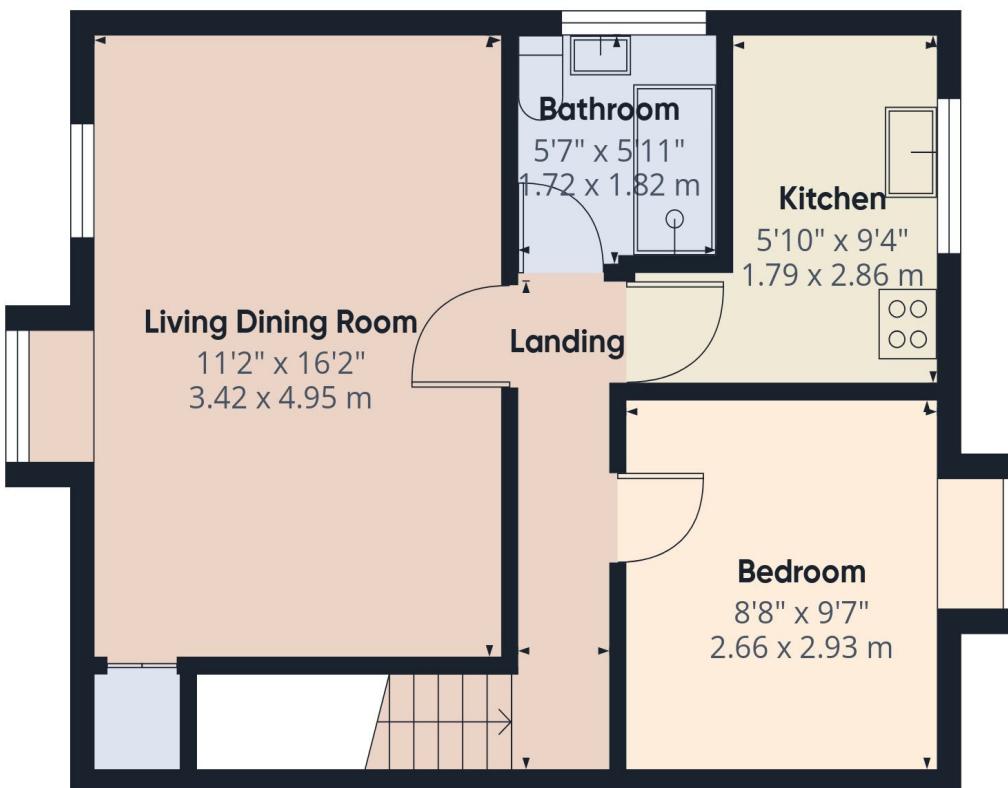
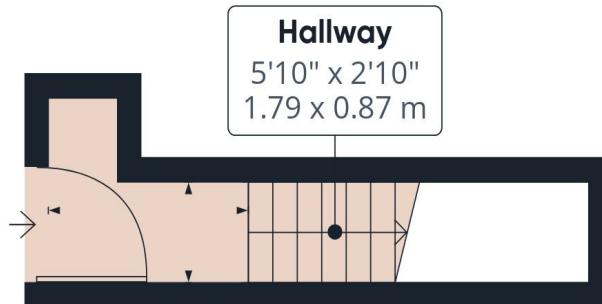
Tenure The property is leasehold. The lease was last renewed in 2016, lasting until December 31st 2139 (a remaining duration of 113 years)

- The service charge payable last year (2025) totalled just under £600.
- Buildings insurance for the past year (as provided through the freeholder) amounted to £238.87
- The annual ground rent for the property is currently £200.

Council Tax Band B

Viewing By Arrangement with Pocock + Shaw





Approximate total area

467 ft²

43.4 m²

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			
		71	76



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