

Bush & Co.



61 Histon Road, Cambridge





Guide Price £425,000 Freehold

About the Property

Histon Road is situated on the north side of Cambridge, offering excellent access to the city centre, the Science and Business Parks on Milton Road, and the A14 and M11. Regular bus services and dedicated cycle routes provide convenient links into the city, while a wide range of local amenities are within easy reach, including supermarkets, cafés, independent shops and schooling for all ages.

Offered for sale with no onward chain, this modern terraced home provides well-proportioned accommodation with two bedrooms, a study and family bathroom on the first floor, together with an open-plan sitting room and kitchen and a cloakroom on the ground floor. The property further benefits from double glazed windows, gas-fired central heating, and enclosed front and rear gardens.

A timber entrance door opens into the entrance lobby, which has a tiled floor and radiator. The cloakroom is fitted with a WC, wash hand basin, extractor fan and radiator. Beyond, the open-plan sitting room provides an excellent living space with stairs rising to the first floor and double glazed patio doors opening onto the rear garden, allowing plenty of natural light. The adjoining kitchen is fitted with a one-and-a-half bowl sink unit, a range of wall and base units, a gas hob with electric oven, dishwasher, washing machine and fridge/freezer, together with the gas-fired boiler serving the central heating and domestic hot water.

The first-floor landing leads to the principal bedroom, which overlooks the rear garden and benefits from a built-in double wardrobe. There is a further double bedroom to the front, together with a separate study, which provides an ideal home office or occasional bedroom. The family bathroom is fitted with a panelled bath with shower over, wash hand basin, WC, heated towel rail and inset ceiling lighting.

Outside, the property is set behind a shallow front garden with planted shrubs and a pathway leading to the entrance. The enclosed rear garden has been attractively landscaped with a paved terrace, lawn, mature shrubs, a timber garden shed and gated rear access.

Tenure: Freehold.

Services: Mains water, drainage, gas and electricity.

Council Tax: Band C

Property Highlights

- Modern Victorian style terraced house.
- 2/3 bedrooms
- First floor bathroom
- Open plan living space
- Modern well fitted kitchen
- Garden with rear access
- Gas fired central heating
- Double glazed windows
- Good condition
- NO CHAIN

Further Information

Tenure - Freehold

Council Tax - Band C

Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By appointment



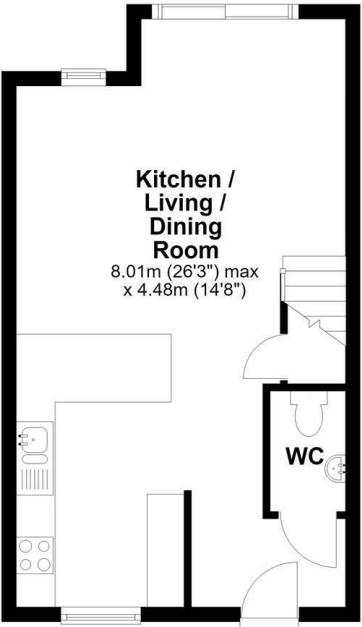


61 Histon Road, Cambridge



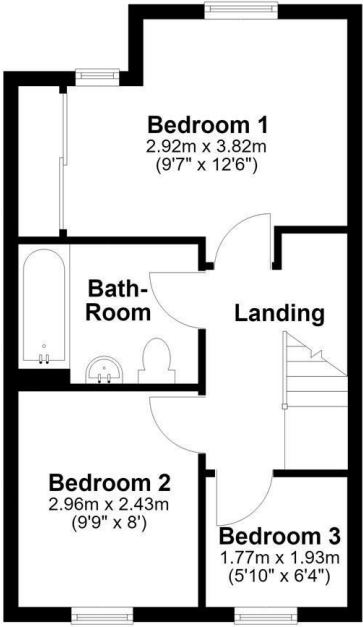
Ground Floor

Approx. 34.3 sq. metres (369.5 sq. feet)



First Floor

Approx. 34.3 sq. metres (369.1 sq. feet)



Total area: approx. 68.6 sq. metres (738.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	78	
(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

Exceptional service in Cambridge and the surrounding villages

At Bush & Co, our greatest source of pride is the high level of customer satisfaction we consistently achieve, as evidenced by the glowing reviews and referrals from our clients, who often recommend us to their family, friends, neighbours and colleagues.

- Honest valuations with a true market assessment
- Bespoke individual marketing
- Premium and featured listing status

- Dedicated sales progression
- Social media campaigns
- Professional photography and media tours

Contact us for a free valuation of your property

Sales office
169 Mill Road, Cambridge, CB1 3AN

01223 246 262
sales@bushandco.co.uk