



13a West Road, Histon, Cambridge, CB24 9LH
Guide Price £600,000 Freehold

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AVAILABLE TO PURCHASE WITH NO ONWARD CHAIN IS THIS THREE/FOUR-BEDROOM, SEMI-DETACHED HOME LOCATED WITHIN WEST ROAD, HISTON.

- Semi-detached house
- 3/4 beds, 2 baths, 3/4 reception rooms
- Constructed in the 1950's
- Block paved driveway
- Council tax band - D
- 1296.8 Sqft/120.5 Sqm
- 0.09 acres
- Gas fired central heating to radiators
- EPC-D/63
- No onward chain

Constructed in the 1950's, this semi – detached home was later extended in 1988 and provides generous accommodation measuring 1296.8 Sqft/120.5 Sqm. To the ground floor the property comprises of an entrance hall with stairs leading to the first floor, and four reception rooms which include a living room, a dining room, a conservatory and a family room which could also be used as a fourth bedroom. Completing the ground floor is a kitchen/breakfast room and a bathroom comprising of a 'P' shaped bath, a low-level WC and a wall mounted sink with vanity unit below. To the first floor are three bedrooms, two of which benefit from fitted wardrobes and a recently replaced shower room.

Externally – To the front of the property is a block paved driveway providing off road parking for at least two vehicles. The rear garden needs to be cut back to the rear but is generously proportioned and offers great potential for those who are green fingered.

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 - D

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

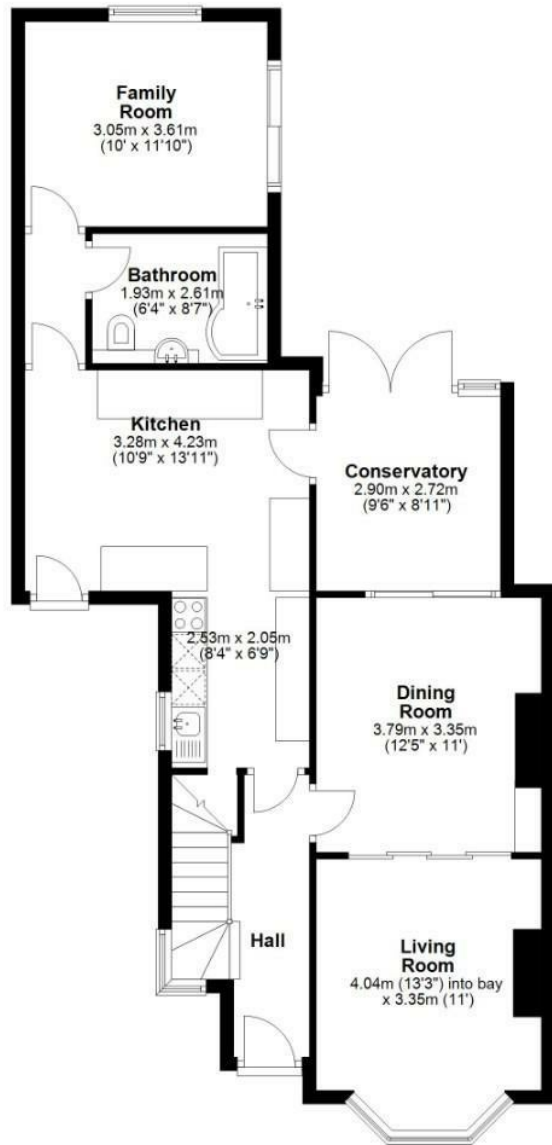
Agents Note

The property has spray foam insulation within the loft space, carried out by Isothane LTD in 26/10/2021. Although accompanied by a 25-year guarantee, we would advise speaking to your mortgage lender to confirm they will be happy to provide a mortgage for a home with spray foam loft insulation.



Ground Floor

Approx. 79.8 sq. metres (858.5 sq. feet)

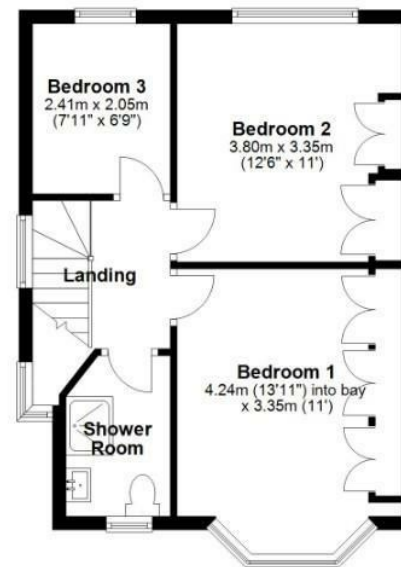


Total area: approx. 120.5 sq. metres (1296.8 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

First Floor

Approx. 40.7 sq. metres (438.3 sq. feet)



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		
England & Wales	63	70
	EU Directive 2002/91/EC	

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

