



51 Station Road, Histon, Cambridge, CB24 9LQ
Guide Price £335,000 Freehold



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**A VICTORIAN COTTAGE PROVIDING IMMACULATELY PRESENTED AND IMPROVED
ACCOMMODATION WITH AN ENCLOSED COURTYARD GARDEN IN HISTON,
CONVENIENTLY PLACED FOR THE GUIDED BUSWAY AND WELL SERVED HIGH
STREET**

- A charming Victorian cottage in Histon
- Improved and recently decorated accommodation
- Excellent location close to the guided busway and High Street
- No onward chain

2 bedrooms – first floor shower room – sitting room – dining room – modern well-equipped kitchen – enclosed courtyard garden – on-street parking

This two bedroom end of terrace Victorian cottage offers a prime village location conveniently placed for access to the guided busway, Histon High Street, major road and rail links and Cambridge City centre. The property has recently been redecorated and improvements have been made in the well-equipped kitchen and first floor shower room. The property is accessed via an enclosed front garden and there is useful side access to the rear garden. The sitting room enjoys lots of natural light and has wood effect flooring. The adjoining dining room leads to the kitchen and has a staircase rising to the first floor with space for a study area beneath. There is a window overlooking the rear aspect and wood effect flooring. The kitchen is well-equipped with a matching range of low level base units, drawers, wall mounted cabinets and wine rack. There are working surfaces with an inset sink and drainer and gas hob with extractor fan above. There are some integrated appliances and access to the garden. Upstairs, the first floor landing leads to the refitted shower room and two spacious bedrooms. Outside, the enclosed courtyard garden is laid to paving and provides a private area with ample space for garden furniture and BBQ. The property is being offered with no onward chain.

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 the city centre adds to its popularity and communications are first class, the A14 and M11 being 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. Girton Golf Club is also within a few minutes drive.

Services

All mains services connected

Statutory Authorities

South Cambridgeshire District Council

Fixtures and Fittings

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

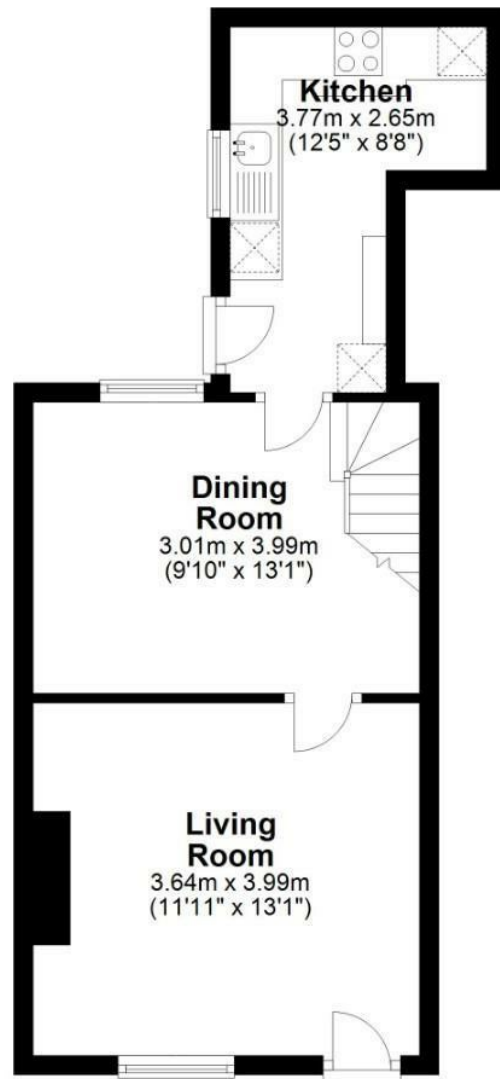
Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris



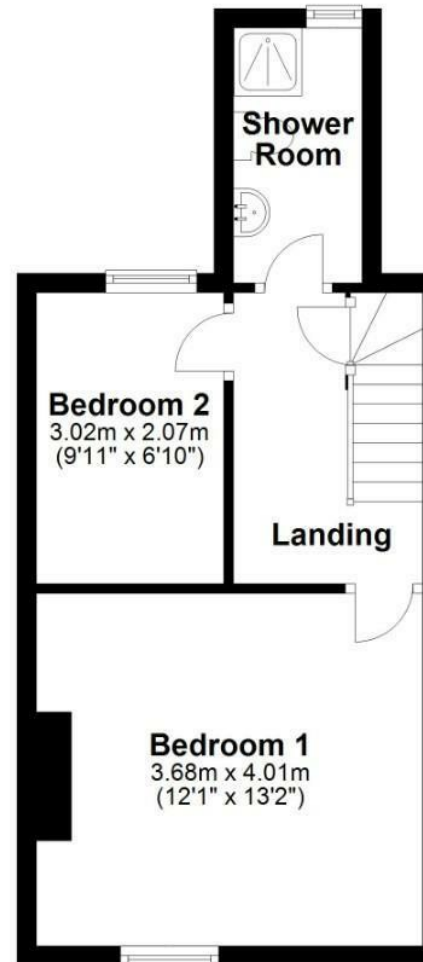
Ground Floor

Approx. 34.7 sq. metres (373.9 sq. feet)



First Floor

Approx. 31.2 sq. metres (336.0 sq. feet)



Total area: approx. 65.9 sq. metres (709.9 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(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		EU Directive 2002/91/EC

