



3 Narrow Close, Histon, Cambridge, CB24 9XX  
Offers In Excess Of £405,000 Freehold



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**AVAILABLE TO PURCHASE WITH NO ONWARD CHAIN IS THIS THREE-BEDROOM, SEMI-DETACHED FAMILY HOME, LOCATED WITHIN A SHORT WALK OF BOTH THE PARK AND BROOK PRIMARY SCHOOLING.**

- Semi-detached house
- 3 bedrooms, 1 bathroom, 1 reception room
- Gas fired central heating to radiators
- Constructed in 1974
- Council tax band - C
- 811.4 Sqft/75.4 Sqm
- 0.06 acres
- Driveway parking and garage
- EPC-D/57

Constructed in 1974, this semi-detached family residence measures 811.4 sqft/75.4 sqm and provides living accommodation over two levels. To the ground floor the property comprises of an entrance hall with stairs leading to the first floor, a large open plan living/dining area with patio doors opening onto the rear garden and a separate kitchen. To the first floor the property comprises of three bedrooms which include two well-proportioned double bedrooms and a single bedroom. Serving all three bedroom is a fully tiled bathroom suite with a 'P' shaped bath, a shower above, a low-level WC and a sink with vanity unit mounted below.

Externally – To the front is a lawn area as well as a hard standing driveway which leads up to an adjoining garage with an up and over door. The rear garden of the property is fully enclosed, laid predominantly to lawn and has an array of well stocked herbaceous borders.

**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 - C

**Fixtures and Fittings**

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

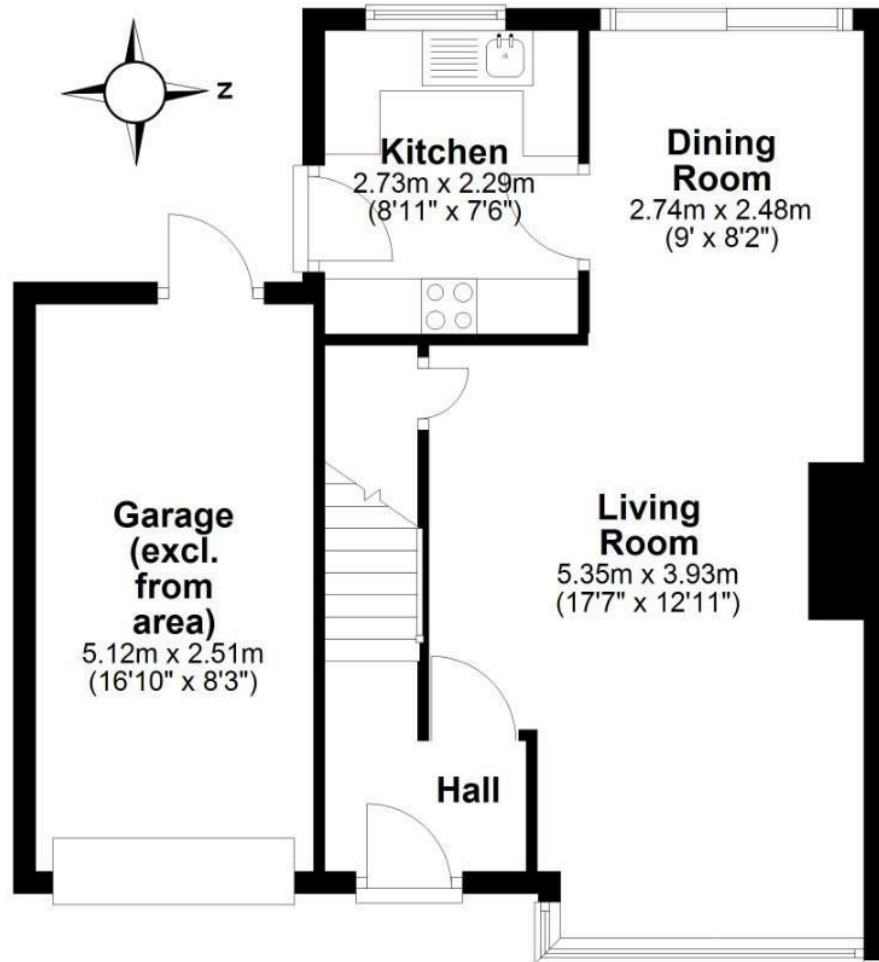
**Viewing**

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



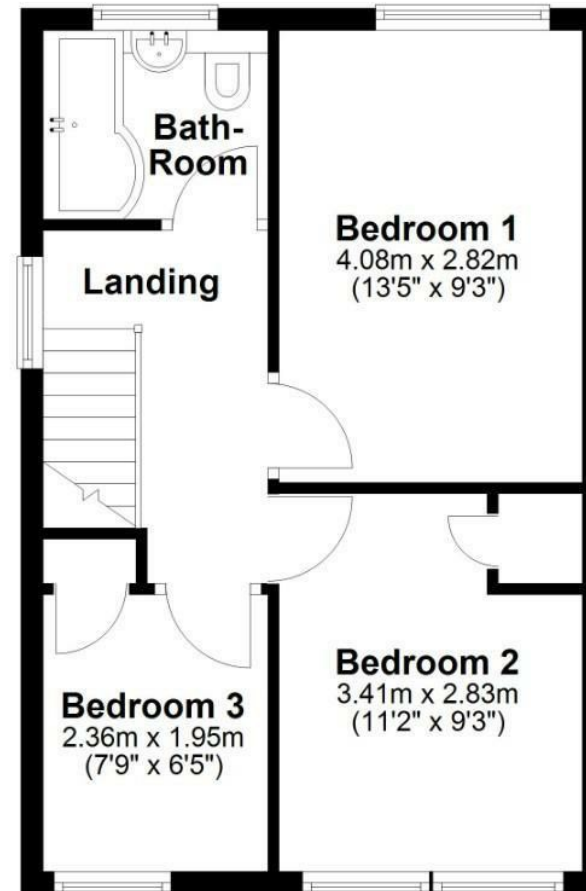
## Ground Floor

Approx. 38.6 sq. metres (415.3 sq. feet)



## First Floor

Approx. 36.8 sq. metres (396.1 sq. feet)



Total area: approx. 75.4 sq. metres (811.4 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         | <b>85</b>               |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         | <b>57</b>               |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



