

12 Saffron Road, Histon, Cambridge, CB24 9LJ

Offers In Excess Of £400,000 Freehold

REDMAYNE ARNOLD & HARRIS

rah.co.uk

01223 819300

LOCATED WITHIN EASY REACH OF THE GUIDED BUS IS THIS TWO BEDROOM, TERRACED HOME, NESTLED ALONG A NO THROUGH ROAD AND WITHIN EASY REACH OF HISTON, HIGH STREET.

- Terraced house
- 2 beds, 1 bath, 2 recepts
- Constructed in the early 1900's
- Parking on the road
- Council tax band - C
- 725 Sqft / 67 Sqm
- 0.05 acres
- Gas fired central heating
- EPC - D/61

Constructed in the early 1900's, this terraced home measures 725 Sqft/67 Sqm and provides accommodation across two floors. To the ground floor are two reception rooms which have been opened to create a light and airy space thanks largely to its double aspect windows to the front and rear. Completing the ground floor is a galley kitchen with storage at both eye level and base level and an adjoining bathroom. To the first floor are two double bedrooms.

Externally – To the front, the property has a small herbaceous garden and paved pathway leading up to the front door. The rear garden is perfect for those with green fingers. Off the kitchen is a raised patio area and large flower bed with a variety of flowers, shrubs and a mature tree. Stepping down to the lawn is a variety of well stocked borders which in turn lead toward a further gravel laid seating area. To the very rear of the garden is a gravel laid potting area and a timber constructed shed on a concrete laid base.

There is a passageway situated between numbers 6 & 8 saffron road and across the rear of the adjoining properties (numbers 8 & 10)

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

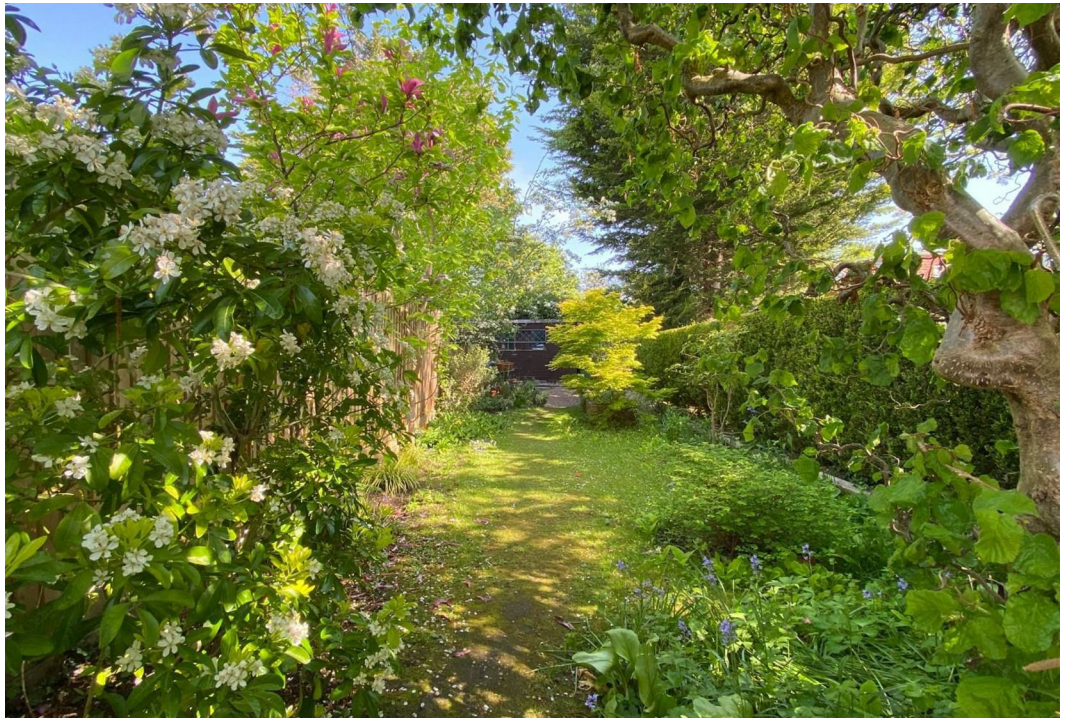
Services
Mains services connected include: gas, electricity, water and mains drainage.

Statutory Authorities
South Cambridgeshire District Council
Council tax band - C

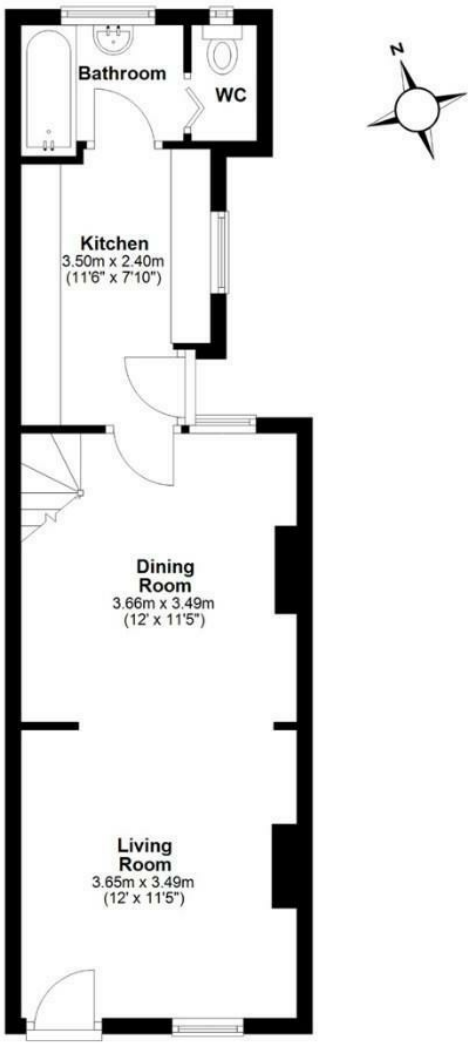
Fixtures and Fittings
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

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

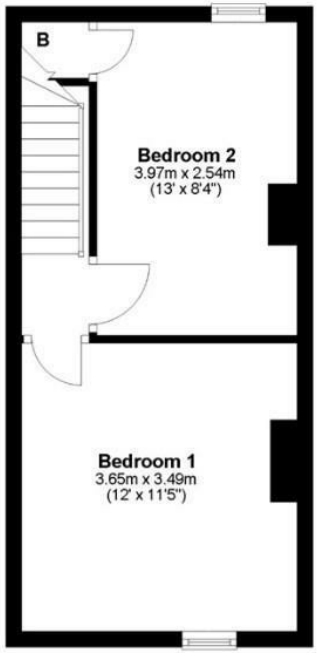




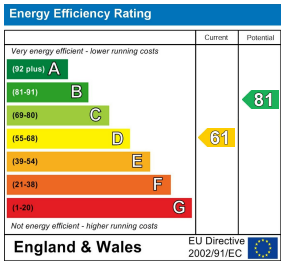
Ground Floor



First Floor



Approx. gross internal floor area 67 sqm (725 sqft)



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.











