



20 Spring Close, Histon, Cambridge, CB24 9HT  
Guide Price £435,000 Freehold



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LOCATED WITHIN A SHORT WALK OF THE HIGH STREET IS THIS THREE-BEDROOM, SEMI-DETACHED HOME NESTLED WITHIN THE WELL-REGARDED CUL-DE-SAC OF SPRING CLOSE, HISTON.

- Semi-detached house
- 3 beds, 1 bath, 1 recept
- Constructed in the 1970's
- Garage en-bloc
- Council tax band - C
- 964 Sqft / 91 Sqm
- 0.06 acres
- Gas fired central heating to radiators
- EPC - C / 74
- Upward chain complete

Having been constructed in the 1970s, this three-bedroom home is ideal for first time buyers, measures 964 Sqft / 91 Sqm and provides living accommodation over two floors. To the ground floor the property comprises of a porch with WC adjoining, an entrance hall with storage beneath the stairs, a kitchen with space for a small dining table and a large open plan living/dining area with doors opening into the rear garden. To the first floor are three well proportioned bedrooms which include two double bedrooms each with built in wardrobes and a family bathroom with a panelled bath with shower above, a pedestal sink unit and a low-level WC. Within the last four years, the current owners have improved the property with a new bathroom, boiler, radiators, new garage roof and new French doors to the garden. The attic has been partially boarded for extra storage.

Externally, the property has a fully enclosed rear garden which is accessible off the living/dining area and is also accessible through a gate to the side of the property. The rear garden is fully enclosed, predominantly laid to lawn, has a paving area off the living room doors and an array of flowers and shrubs located along the borders. The property has a garage on a nearby block, with power and light connected.

#### 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

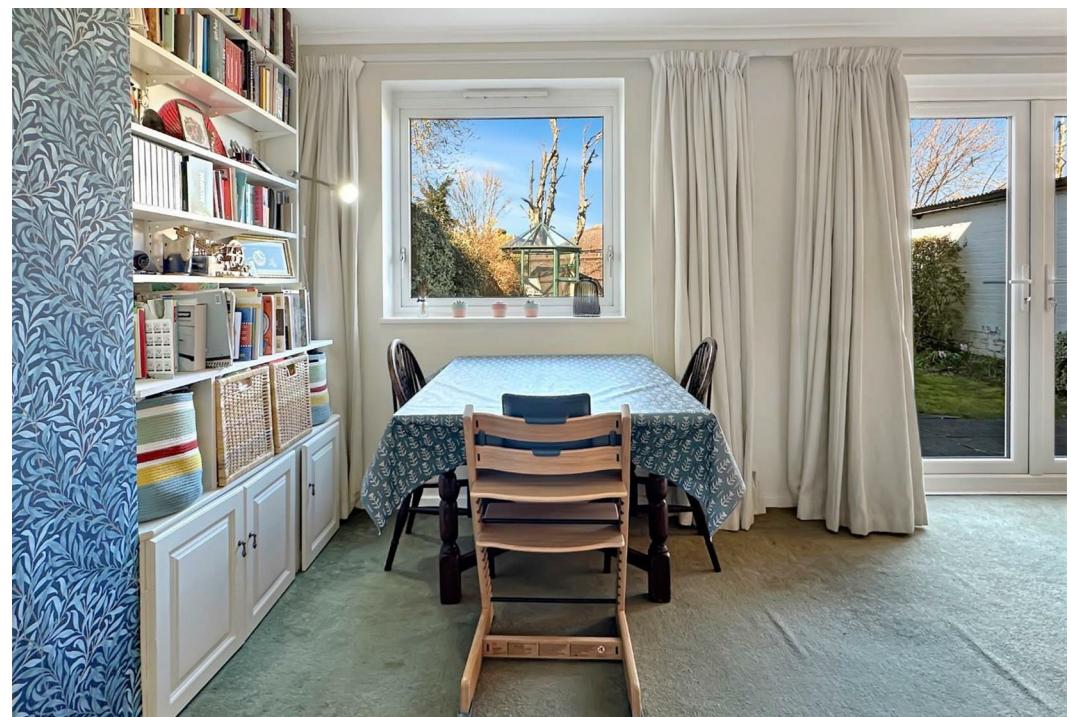
South Cambridgeshire District Council  
Council tax band -C

#### 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



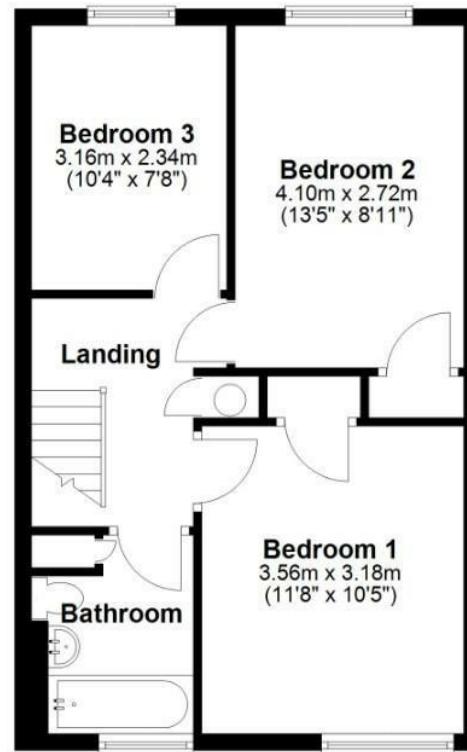
## Ground Floor

Approx. 47.5 sq. metres (511.3 sq. feet)



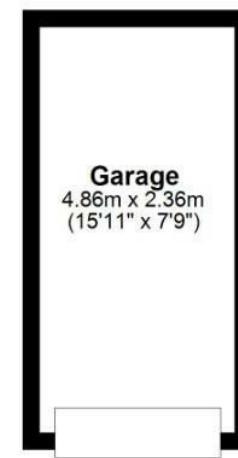
## First Floor

Approx. 43.6 sq. metres (469.1 sq. feet)



## Outbuilding

Approx. 11.5 sq. metres (123.5 sq. feet)



Total area: approx. 102.6 sq. metres (1103.9 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	87
(81-91)	B	
(69-80)	C	74
(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	

