



41 Melvin Way, Histon, Cambridge, CB24 9HY
Guide Price £250,000 Freehold



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A BRIGHT ONE-BEDROOM HOUSE, OFFERING WELL-PROPORTIONED ACCOMMODATION WITH A PRIVATE GARDEN AND PARKING. SITUATED AT THE END OF A QUIET, POPULAR CUL-DE-SAC AND A SHORT WALK TO THE LOCAL AMENITIES. IDEAL AS AN INVESTMENT OR FIRST-TIME PURCHASE.

- Generous double bedroom • Good-sized living room • Refitted bathroom • Scope for further improvement • Private garden & Allocated parking • Double glazing throughout

Double bedroom – Bathroom – Living room – Kitchen – Private garden – Allocated parking - Double glazing

The ground floor accommodation comprises a kitchen, which includes a range of base and eye level storage cupboards and drawers, space for white goods, bowl sink with mixer tap, tiled splashbacks and a window to the front aspect. The sitting/dining room offers plenty of space for furniture, with a window to the front aspect and there is a useful understairs storage cupboard.

The first-floor accommodation comprises a landing with an airing cupboard. The master bedroom is a spacious double, with two windows to the front aspect and benefits from extensive built in wardrobes. The bathroom includes a modern white suite of W.C., wash hand basin and bath with shower unit over.

Outside, there is an allocated parking space to the rear and at the front of the property is a private garden, which is laid predominantly to lawn with mature shrubs and trees.

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.

Tenure

Freehold

Services

All mains services connected.

Statutory Authorities

South Cambridgeshire District Council.
Council Tax Band - B

Fixtures and Fittings

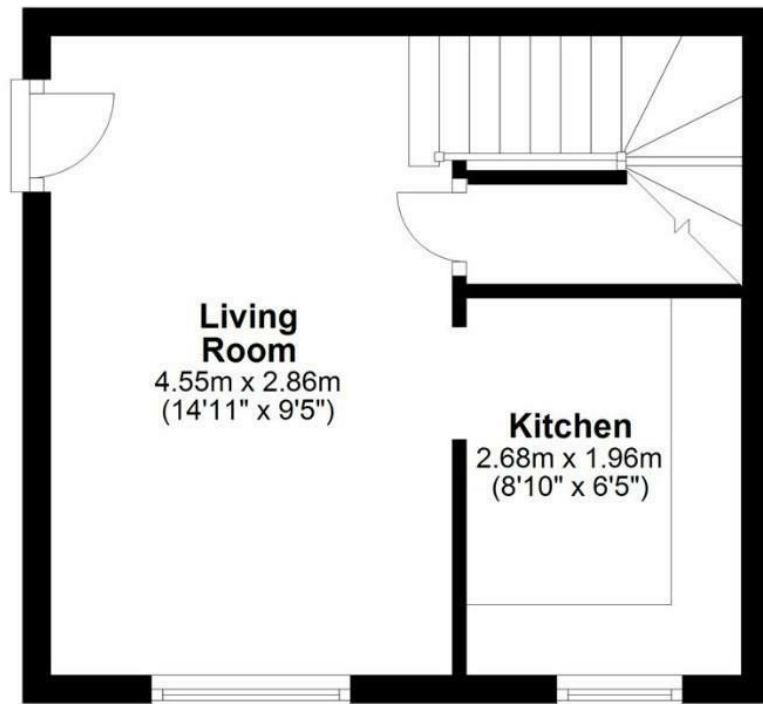
Fixtures and fittings are open to negotiation.

Viewing

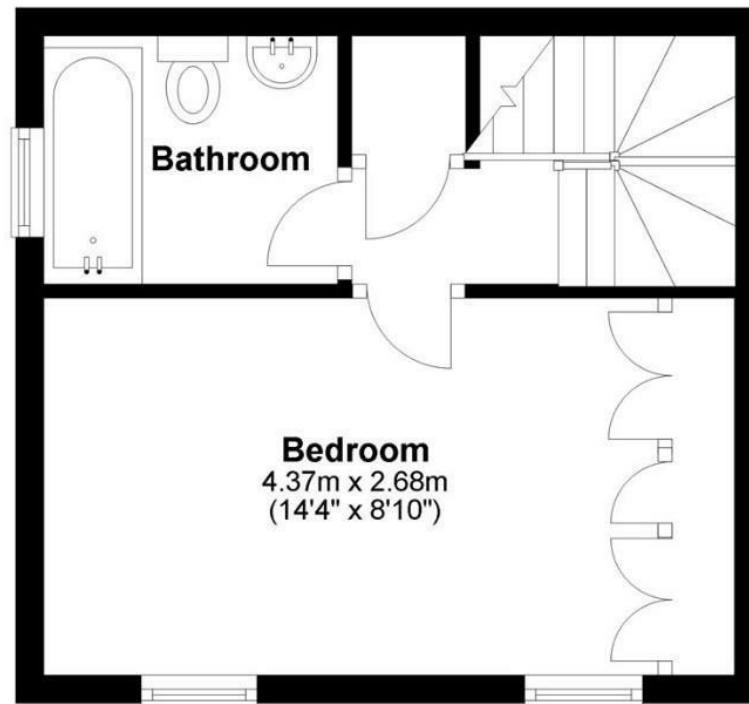
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



Ground Floor



First Floor



Approx. gross internal floor area 45 sqm (485 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(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

