



62 Orchard Road, Histon, Cambridge, CB24 9HN
Offers In Excess Of £400,000 Freehold



rah.co.uk
01223 819300

OCCUPYING A GENEROUS CORNER PLOT, THIS THREE-BEDROOM, SEMI-DETACHED HOME IS LOCATED IN THE POPULAR VILLAGE OF HISTON AND IS IDEAL FOR FIRST-TIME BUYERS LOOKING FOR A HOME TO GROW INTO.

- Semi-detached house
- 750 Sqft/69 Sqm
- Gas fired central heating to radiators
- EPC-D/66
- 3 bedrooms, 1 bathroom, 1 reception room
- 0.07 acre plot
- Driveway parking
- Council tax band - C

Located to the bottom of Orchard Road, Histon, this three-bedroom home measures 750 sqft/69 sqm and provides accommodation over two floors. To the ground floor the property comprises of an entrance hall, a living room with window to the front, a kitchen, and a ground floor bathroom. The kitchen for the property has a variety of storage which includes storage at both base and eye level, and space for white goods which includes a fridge-freezer and a washing machine. The bathroom is tiled above the bath and benefits from an electric shower above, a low-level WC, and a sink with vanity unit below. To the first floor are three bedrooms which includes a master bedroom suite with fitted wardrobes.

Externally – the property occupies a generous corner plot which offers potential to extend, subject to the relevant planning consents being granted. To the front of the property, is a large gravel laid driveway providing off road parking for two vehicles and a well-stocked herbaceous border with picket fence to the front. The rear garden of the property is fully enclosed with a patio area to the rear, a predominantly lawn laid garden with concrete pathway leading to the rear and well stocked borders either side. To the rear of the garden is a summer house, a pergola, a shed, a graveled seating area and a vegetable plot.

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

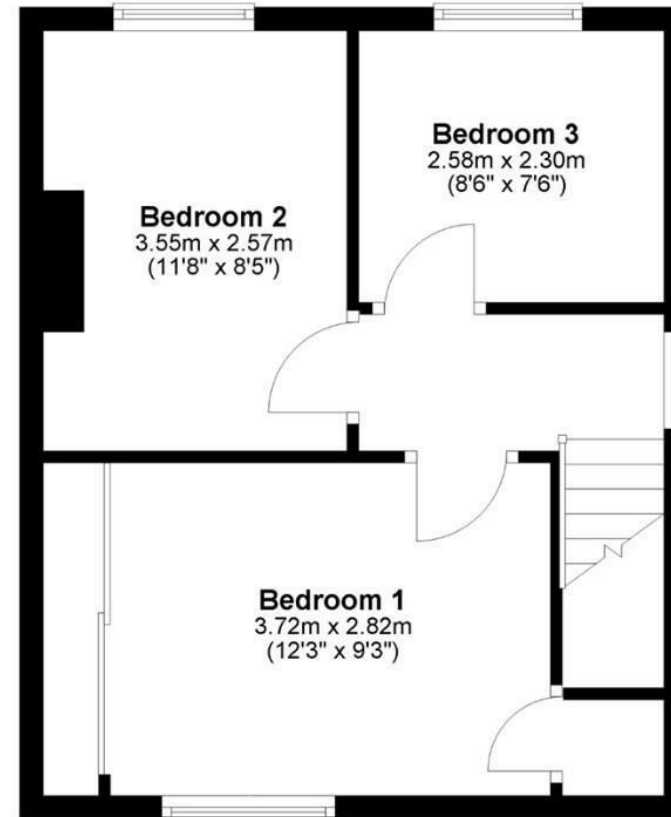
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris



Ground Floor



First Floor



Approx. gross internal floor area 69 sqm (750 sqft)

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) A	89 66
(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	

