



1 Saffron Road, Histon, Cambridge, CB24 9LJ
Guide Price £375,000 Freehold



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**IN NEED OF COSMETIC IMPROVEMENT THROUGHOUT, THIS THREE-BEDROOM
END OF TERRACE HOME HAS BEEN EXTENDED TO THE SIDE AND REAR AND
PROVIDES ACCOMMODATION APPROACHING 1000 SQFT.**

- End of terrace house
- 3 bedrooms, 2 bathrooms, 2 reception rooms
- Built circa 1900
- 999.8 sqft/92.9 sqm
- Gas fired central heating to radiators
- Carport and driveway
- South facing rear garden
- EPC-D / 67
- Council tax band-D

Having been built around the early 1900's this three-bedroom home has been extended to the side and rear and now provides accommodation measuring 92.9 sqm / 999.8 sqft over two-floors.

To the ground floor the property comprises of two reception rooms which includes a dining room to the front aspect and a 16'4" lounge with French doors which open into the rear garden. The kitchen is of an older style, has tiled flooring and cabinetry at both eye level and base level. Off the kitchen is a bathroom suite and separate WC which doubles up as a utility room and houses the recently replaced 'Vaillant' boiler.

To the first floor, the property benefits from three bedrooms with fitted wardrobes to bedroom one and built in cupboards to both bedroom two and three. A shower room completes the first floor.

The property occupies a sizeable, southerly facing rear garden and previously had a number of timber-built outbuildings throughout. The current owner has had these outbuilding removed with the concrete base of each remaining. To the front is a brick built carport which provides off road parking for one vehicle.

Agents Note

Agents note – there is a right of way across the rear of the property which allows for the neighbouring property to access their garden.

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-D

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





Total area: approx. 92.9 sq. metres (999.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

