



27 Cambridge Road, Impington, Cambridge, CB24 9NU
Guide Price £625,000 Freehold



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**LOCATED WITHIN THE CATCHMENT OF IMPINGTON VILLAGE COLLEGE IS THIS
BEAUTIFULLY PRESENTED AND RECENTLY EXTENDED, FOUR-BEDROOM
EDWARDIAN HOME.**

- Edwardian House
- 1178 sqft / 109 sqm
- Constructed in the 1900s
- Parking on the road
- Council tax band - C
- 4 beds, 2 baths, 2 recepts
- 0.06 acres
- Gas-fired central heating to radiators
- EPC - D / 62

Nestled within Cambridge Road, Impington and within walking distance of the guided bus, this semi-detached home measures 1178 sqft / 109 sqm provides living accommodation across three floors.

To the ground floor, the property comprises of an entrance porch and two large reception rooms which have been opened to create an open plan living/dining room measuring 26'7" reception space with several original features and a wood burning stove. Completing the ground floor is a galley style kitchen with storage at both eye-level and base-level and a breakfast room with a set of French style doors, which open onto the rear garden.

To the first floor of the property are three bedrooms, which includes a generous double bedroom to the front aspect. Serving all three bedrooms is a family bathroom suite which is fully tiled, has a panelled bath with a shower over, pedestal sink and a low-level WC.

To the second floor is a converted loft space with a dormer to the rear, creating a splendid master bedroom with an ensuite shower room. The master bedroom also has a nook to the front which is currently used as a home office but can also be used as a dressing area if preferred.

Externally – the property occupies a plot of approximately 0.06 acres with a large part of the plot being the generous rear garden. The rear garden is fully enclosed with a patio area off the breakfast room and the remainder of the garden laid to lawn with an established flower bed running to one side.

Location

Impington is an attractive and very popular village conveniently situated approximately 3 miles north of Cambridge. Good shopping facilities are provided by the neighbouring village of Histon and Impington Village College provides educational facilities up to the age of eighteen. In addition the property is well placed for access to the A14 and M11. The Guided Busway (running from Huntingdon Railway Station to Trumpington Park & Ride), provides a direct link to Cambridge City centre, Cambridge Railway Station and Addenbrooke's Hospital.

Tenure

Freehold

Services

Mains services connected included: 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.

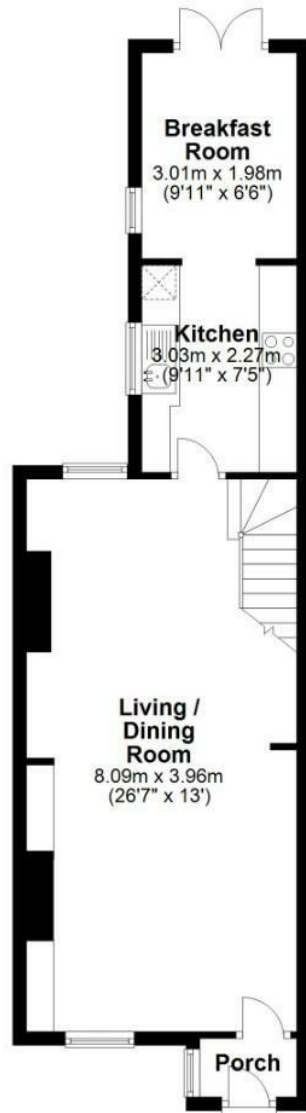
Viewing

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



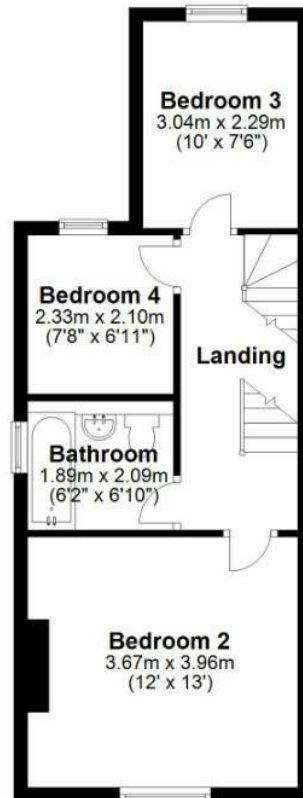
Ground Floor

Approx. 46.9 sq. metres (505.2 sq. feet)



First Floor

Approx. 38.9 sq. metres (419.1 sq. feet)



Second Floor

Approx. 23.6 sq. metres (254.5 sq. feet)



Total area: approx. 109.5 sq. metres (1178.7 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		
(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		

80

62

EU Directive
2002/91/EC

