



36 Youngman Avenue, Histon, Cambridge, CB24 9HP
Guide Price £550,000 Freehold



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A DETACHED THREE-BEDROOM BUNGALOW LOCATED WITHIN THE POPULAR VILLAGE OF HISTON AND WITHIN EASY REACH OF THE ARRAY OF AMENITIES LOCATED WITHIN THE HIGH STREET.

- Detached bungalow
- 3 beds, 2 bath, 2 receipts
- Constructed in the early 1960's
- Driveway parking and garage
- Council tax band - E
- 984.3 Sqft / 91.4 Sqm
- 0.13 acres
- Gas fired central heating to radiators
- EPC - E / 52

This detached bungalow was constructed in the early 1960s and has been extended on several occasions to provide accommodation over one level measuring 984.3 Sqft / 91.4 Sqm to the ground floor the property comprises of two reception rooms which include a substantial living/dining area which measures over 27ft in length, has double aspect windows/doors and a wood-burning stove. The property has a well-equipped kitchen and separate utility. The kitchen offers generous levels of storage, a five-ring gas hob, an eye level double oven and grill, tiled surround and window to the side aspect. Completing the internal accommodation are three bedrooms and two bathrooms which includes both a shower room and a bathroom with a bath.

Externally – The property occupies a plot of 0.13 acres. To the front the property has a large block paved driveway with ample parking for numerous vehicles and a front lawn area. To the side of the property is a garage with power and lighting. The rear garden of the property backs onto neighbouring fields, is fully enclosed and is laid predominantly to lawn. The rear garden has a generous patio area to the rear and a variety of flowers and shrubs located within the borders.

Planning has been granted for a rear and side extension as well as the reconfiguration of the internal footprint. The planning can be viewed online using the reference 22/05346/HFUL.

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

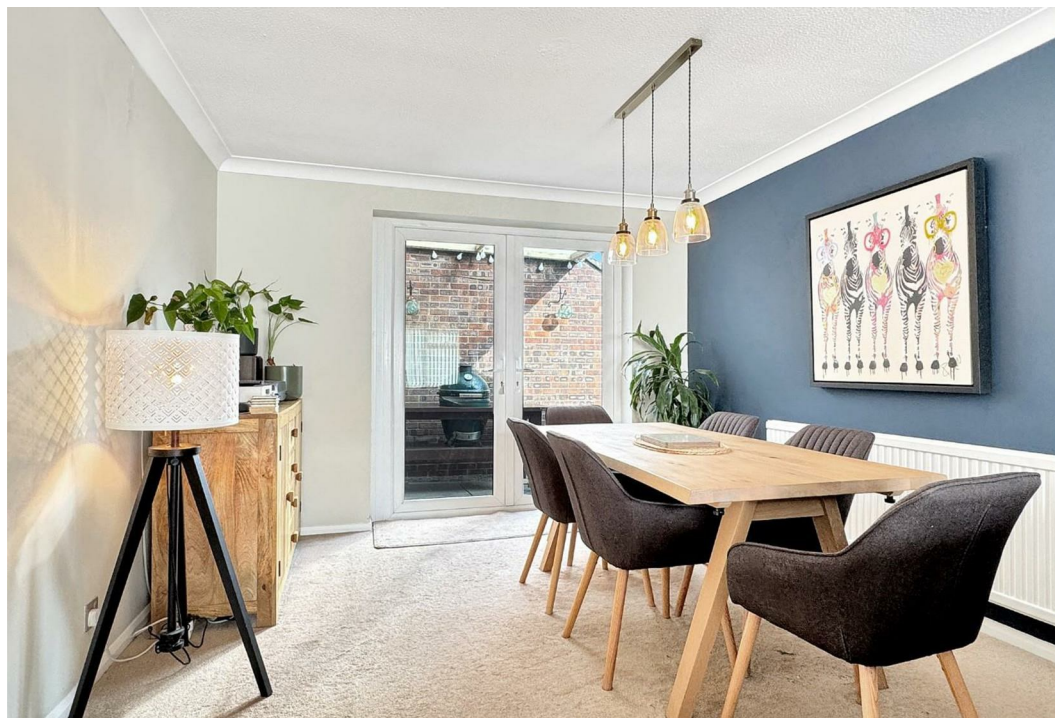
South Cambridgeshire District Council
Council tax band - E

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



The floor plan shows a house with a large garage on the right side, measuring 6.98m x 2.45m (22'11" x 8'). The main living and dining area is a large open space measuring 8.44m (27'8") x 3.27m (10'9") max. To the left of the living area is the kitchen, measuring 3.57m (11'9") x 2.64m (8'8") max, which includes a sink, stove, and refrigerator. Adjacent to the kitchen is a bathroom and a utility room (2.74m x 2.64m / 9' x 8'8"). A shower room is located near the bedrooms. The house has three bedrooms: Bedroom 1 (3.57m x 2.60m / 11'9" x 8'6"), Bedroom 2 (2.70m x 3.30m / 8'10" x 10'10"), and Bedroom 3 (2.07m x 2.35m / 6'9" x 7'9"). An inner hallway connects the bedrooms and the living areas. The house also features a hall/study (2.95m x 2.92m / 9'8" x 9'7") and a bathroom.

Bedroom 2
2.70m x 3.30m
(8'10" x 10'10")

Bedroom 1
3.57m x 2.60m
(11'9" x 8'6")

Bedroom 3
2.07m x 2.35m
(6'9" x 7'9")

Inner Hallway

Shower Room

Utility Room
2.74m x 2.64m
(9' x 8'8")

Bathroom

Kitchen
3.57m (11'9")
x 2.64m (8'8") max

Hall / Study
2.95m x 2.92m
(9'8" x 9'7")

Living / Dining Room
8.44m (27'8")
x 3.27m (10'9") max

Garage
6.98m x 2.45m
(22'11" x 8')

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

England & Wales

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.

