



7 Kingsway, Histon, Cambridge, CB24 9HB
Guide Price £350,000 Freehold

REDMAYNE
ARNOLD
& HARRIS

rah.co.uk
01223 819300

A BEAUTIFULLY PRESENTED TWO-BEDROOM TERRACED HOME, IDEAL FOR FIRST TIME BUYERS AND CONVENIENTLY PLACED FOR ACCESS INTO HISTON, HIGH STREET.

- Terraced house
- 2 beds, 1 bath, 2 recepts
- Constructed in the 1920's
- On road parking
- Council tax band - C
- 670.9 Sqft / 62.3 Sqm
- 0.02 acres
- Gas fired central heating to radiators
- EPC - C / 73

Having been constructed in the 1920's this terraced property measures approximately 670.9 Sqft / 62.3 Sqm and provides living accommodation over two floors. To the ground floor the property comprises of two reception rooms which has a large arch between to generate plenty of natural light into both rooms. The dining area has a large patio door which opens onto the rear garden and a large storage cupboard nestled beneath the stairs. The kitchen has storage at both base and eye levels, benefits from an integrated gas hob and electric fan assisted oven and has space for a washing machine. Completing the ground floor is the bathroom which includes a panelled bath with shower above, a low-level WC and a wall mounted sink. To the first floor are two double bedrooms which includes the master bedroom facing the front and the second bedroom facing the rear and benefitting from built in storage cupboards.

Externally – The property occupies a plot of approximately 0.02 acres and to the front, has a small courtyard style garden with a picket fence boundary. The rear garden is fully enclosed with a patio area accessible off the kitchen and a lawned area with herbaceous borders either side.

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.

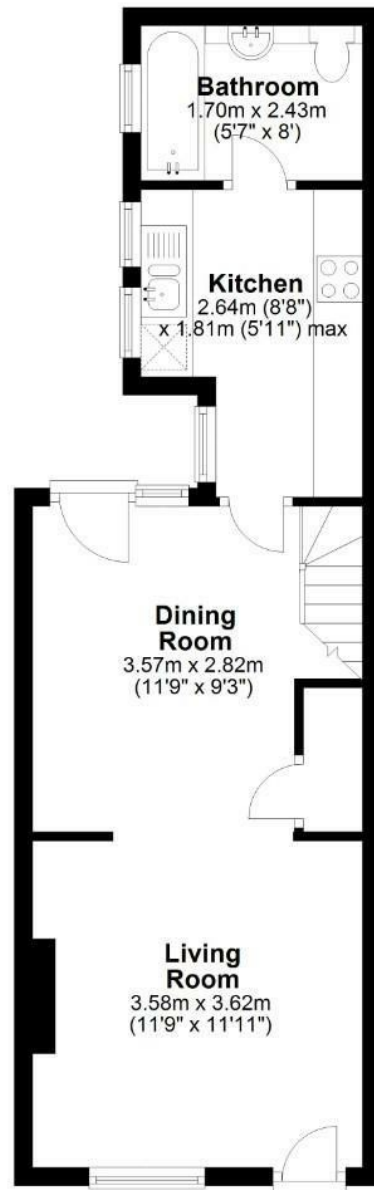
Viewing

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



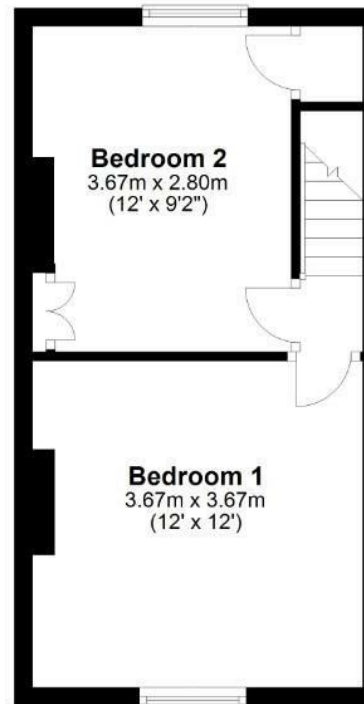
Ground Floor

Approx. 35.4 sq. metres (381.3 sq. feet)



First Floor

Approx. 26.9 sq. metres (289.6 sq. feet)



Total area: approx. 62.3 sq. metres (670.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	73	
(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

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.

