

75 Hereward Close, Impington, Cambridge, CB24 9YF

Guide Price £350,000 Freehold

REDMAYNE ARNOLD & HARRIS

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A WELL-PRESENTED TWO-BEDROOM TERRACED HOME, IDEAL FOR WORKING PROFESSIONALS WHO ARE LOOKING TO BE WITHIN CYCLING DISTANCE OF THE NEARBY NORTH CAMBRIDGE TRAIN STATION AND THE NORTH CAMBRIDGE BUSINESS PARKS.

- Terraced Home
- Circa. 1977
- Gas fired central heating
- Rear garden and communal green to the front
- EPC – D / 68
- Two bedrooms, two receptions, one bathroom
- 77sqm / 825 sqft
- The property includes the driveway to the rear
- Plot size - approx 0.03 acres
- Council tax band - C

Located within the well-regarded North Cambridge Village of Histon, this terraced home was constructed around 1977 and provides generous accommodation measuring in the region of 77sqm / 825sqft.

Overlooking a communal green to the front, this delightful residence benefits from two reception rooms, which includes a living room with a large window overlooking the rear garden and a dining room adjacent to the kitchen, which benefits from patio doors opening onto the rear garden. The kitchen has not long been replaced and benefits from shaker style cabinetry and space for white goods, which includes a dishwasher, a washing machine, a freestanding oven, a hob and a fridge freezer. Completing the ground floor is an entrance hallway with storage beneath the stairs and a WC adjoining.

To the first floor, there are two large double bedrooms each overlooking the rear garden. The master bedroom benefits from space for large sliding wardrobes and a super king bed frame. Completing the first floor is a shower room and a separate WC.

Externally, the property overlooks a communal green to the front and has a small gravelled front garden with a pathway leading up to the composite front door. The rear garden is split over two levels with a patio area at the lower level which is accessible off the dining room, and a part lawn/part gravelled area to the upper level. To the rear of the garden is a brick wall perimeter with gated access onto the two allocated parking spaces behind.

The property has a heat recovery system, which captures 80-95% of heat from outgoing stale air and uses this to warm incoming fresh air.

Location
Impington is an attractive and ever popular village conveniently situated approximately 3 miles north of Cambridge. Wide ranging shopping facilities are provided by the adjoining village of Histon, together with several pubs and coffee shops. Impington Village College provides excellent educational facilities up to the age of eighteen and there are two primary schools within Histon.

In addition the property is well placed for access to the A14 and M11. The Guided Busway, which runs from Huntingdon Railway Station to Trumpington Park & Ride, provides a direct link to Cambridge City centre, Cambridge Railway Stations and Addenbrooke's Hospital.

Tenure
Freehold

Services
Main services connected include: water, electricity, gas 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 /leasehold interest.

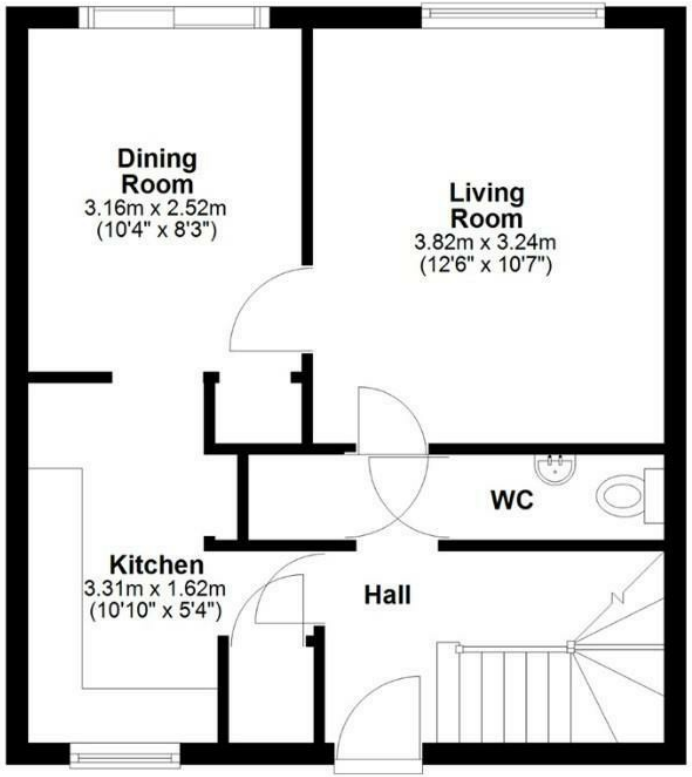
Viewing
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.

Agents Note
The property includes the driveway to the rear in the title, so it is for this property's exclusive use. You can fit one or two cars on it. In addition, all properties on the estate including this property) can park another car in any free space.

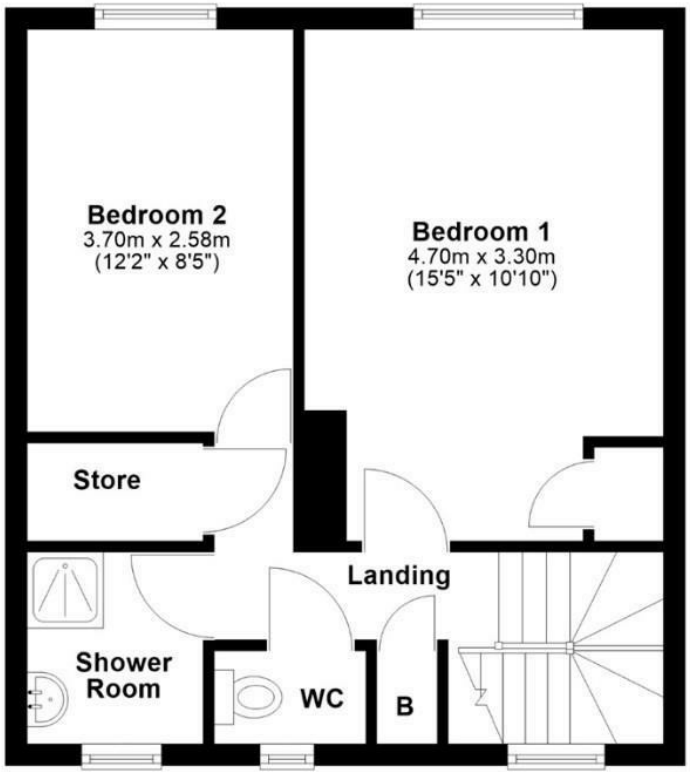




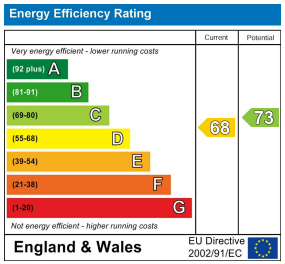
Ground Floor



First Floor



Approx. gross internal floor area 77 sqm (825 sqm)



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.











