



20 Spring Close, Histon, Cambridge, CB24 9HT
Guide Price £435,000 Freehold



rah.co.uk
01223 819300

LOCATED WITHIN A SHORT WALK OF THE HIGH STREET IS THIS THREE-BEDROOM, SEMI-DETACHED HOME NESTLED WITHIN THE WELL-REGARDED CUL-DE-SAC OF SPRING CLOSE, HISTON.

- Semi-detached house
- 3 beds, 1 bath, 1 recept
- Constructed in the 1970's
- Garage en-bloc
- Council tax band - C
- 964 Sqft / 91 Sqm
- 0.06 acres
- Gas fired central heating to radiators
- EPC - C / 74
- Upward chain complete

Having been constructed in the 1970s, this three-bedroom home is ideal for first time buyers, measures 964 Sqft / 91 Sqm and provides living accommodation over two floors. To the ground floor the property comprises of a porch with WC adjoining, an entrance hall with storage beneath the stairs, a kitchen with space for a small dining table and a large open plan living/dining area with doors opening into the rear garden. To the first floor are three well proportioned bedrooms which include two double bedrooms each with built in wardrobes and a family bathroom with a panelled bath with shower above, a pedestal sink unit and a low-level WC. Within the last four years, the current owners have improved the property with a new bathroom, boiler, radiators, new garage roof and new French doors to the garden. The attic has been partially boarded for extra storage.

Externally, the property has a fully enclosed rear garden which is accessible off the living/dining area and is also accessible through a gate to the side of the property. The rear garden is fully enclosed, predominantly laid to lawn, has a paving area off the living room doors and an array of flowers and shrubs located along the borders. The property has a garage on a nearby block, with power and light connected.

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



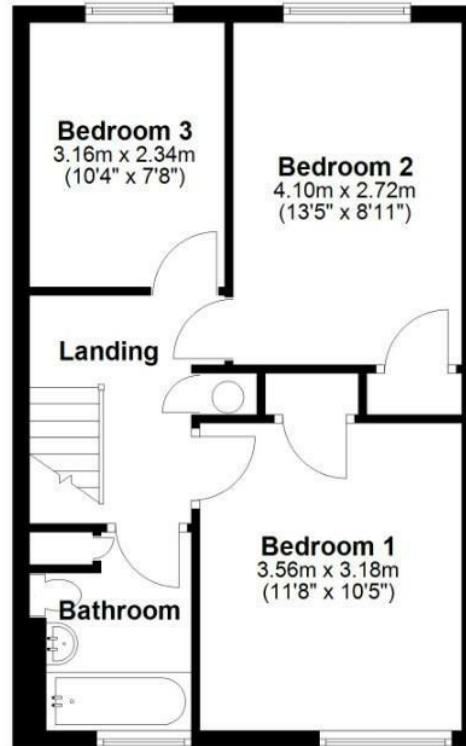
Ground Floor

Approx. 47.5 sq. metres (511.3 sq. feet)



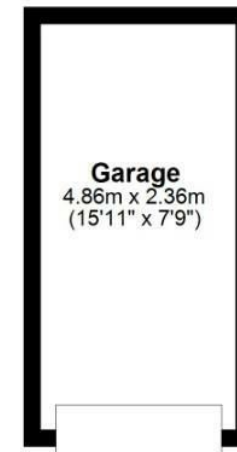
First Floor

Approx. 43.6 sq. metres (469.1 sq. feet)



Outbuilding

Approx. 11.5 sq. metres (123.5 sq. feet)



Total area: approx. 102.6 sq. metres (1103.9 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		87
(81-91) B		
(69-80) C		
(55-68) D	74	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

