



159 Station Road, Impington, Cambridge, CB24 9NP
Guide Price £450,000 Freehold



rah.co.uk
01223 819300

LOCATED WITHIN A SHORT STROLL OF THE GUIDED BUS, THIS THREE-BEDROOM, SEMI-DETACHED HOME IS IDEAL FOR THE COMMUTER AND IS NESTLED NICELY WITHIN THE POPULAR NORTH CAMBRIDGE VILLAGE OF IMPINGTON.

- Semi-detached house
- 913.1 sqft/84.8 sqm
- Guided bus within walking distance
- Council tax band-C
- 3 bedrooms, 2 bathrooms, 2 reception rooms
- Gas fired central heating to radiators
- EPC-D/62

Constructed in the early 1900's, this spacious semi-detached home measures in the region of 84.8 sqm / 913.1 sqft and is ideal for first time buyers.

Upon entering the property to the front, you are greeted by one larger reception space which is flooded with natural light thanks to the large bay window to the front. Previously two rooms, the reception could be easily divided into two reception rooms once more with the addition of a stud partition. Off the rear of the property is a kitchen with storage at both eye level and base level with access into the rear garden and a ground floor shower room adjoining.

To the first floor are three well-proportioned bedrooms which includes a large double bedroom to the front. Off bedroom two is a further bathroom with bedroom two currently being used as a home office/study.

Externally, to the front of the property is a gravelled front garden enclosed with a picket fence. The rear garden has gated access to the side and is accessible off the kitchen. The rear garden is a mature, well-established garden with a gravelled area, raised bed and an additional area laid to artificial turf to the rear.

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 in 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

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

Agents Note

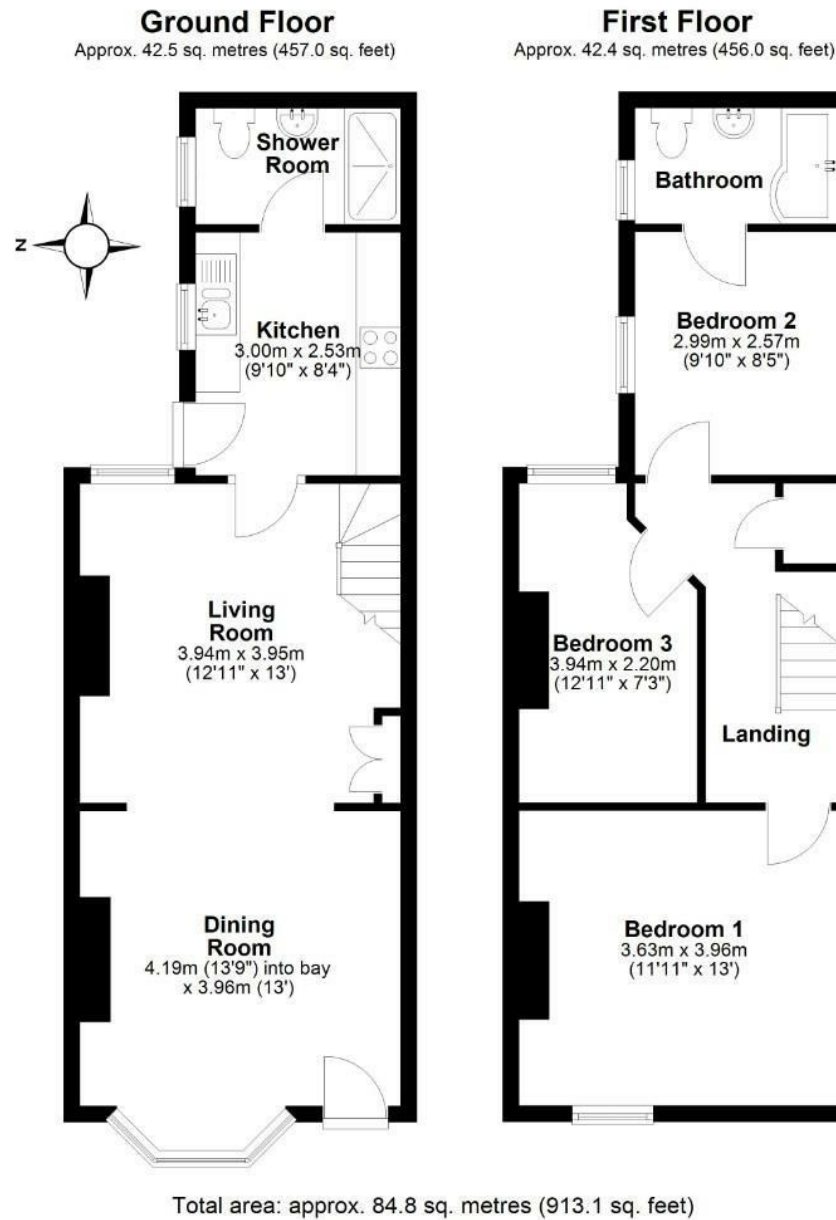
Planning permission was approved for an extension on 2019 Although the permission has lapsed, reapplying would be straightforward. The application can be found here:

[https://applications.greatercambridgeplanning.org/online-applications/applicationDetails.do?](https://applications.greatercambridgeplanning.org/online-applications/applicationDetails.do?keyVal=ZZY1HOITV639&activeTab=summary)

[keyVal=ZZY1HOITV639&activeTab=summary](https://applications.greatercambridgeplanning.org/online-applications/applicationDetails.do?keyVal=ZZY1HOITV639&activeTab=summary)

S/0548/19/FL|Proposed Single Storey Rear Extension and Proposed Loft Conversion with flat roof dormer





Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	62	
(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.

