



27 Shirley Road, Histon, Cambridge, CB24 9JR
Guide Price £525,000 Freehold

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AVAILABLE TO PURCHASE WITH NO ONWARD CHAIN IS THIS THREE-BEDROOM, SEMI-DETACHED HOME IN EXCELLENT DECORATIVE ORDER THROUGHOUT.

- Semi-detached house
- 3 beds, 2 baths, 1 recept
- Constructed in the 1950s
- Driveway parking
- Council tax band - C
- 1033 sqft / 96 sqm
- 0.08 acres
- Gas-fired central heating to radiators
- EPC - D/66

Having had a loft conversion carried out, this semi-detached home measures 1033 sqft / 96 sqm and provides living accommodation over three levels.

To the ground floor the property comprises a spacious entrance hall with stairs leading up to the first floor, a recently replaced kitchen and a large open plan reception room, which was previously a separate dining area and living room.

To the first floor the property benefits from two double bedrooms and a family bathroom suite with a 'P' shaped bath, a sink with a vanity unit below and a low-level WC. To the second floor is a stunning loft conversion with a spacious double bedroom including built-in wardrobes across one wall and an ensuite shower room benefitting from a walk-in shower, low level WC and a sink unit with a vanity unit below.

To the front of the property is a large hardstanding providing off road parking for two vehicles. The rear garden of the property is fully enclosed with timber fencing, has a decking area off the rear doors and access to the side of the property taking you around to the front.

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

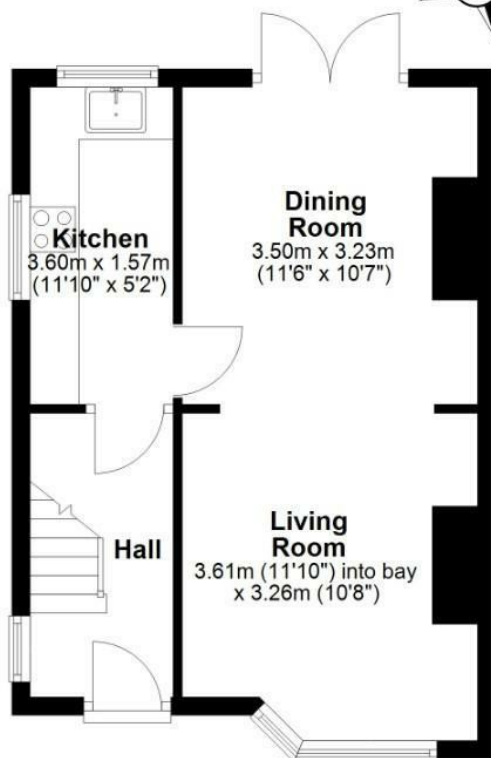
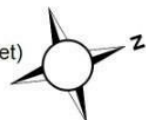
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris





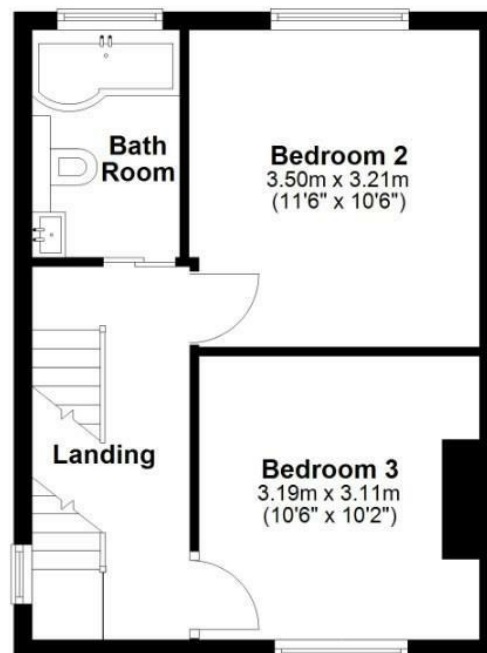
Ground Floor

Approx. 34.3 sq. metres (369.2 sq. feet)



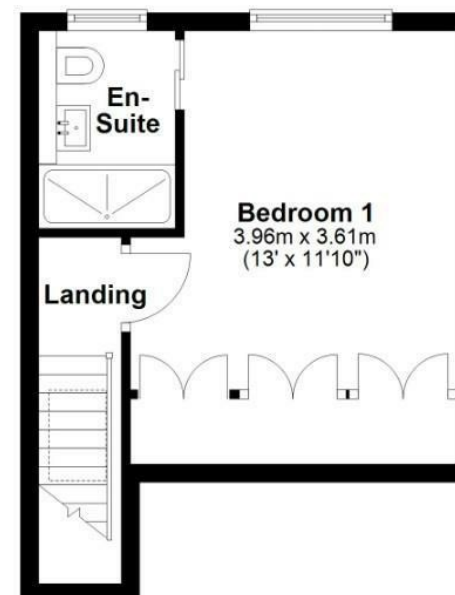
First Floor

Approx. 33.3 sq. metres (358.3 sq. feet)



Second Floor

Approx. 23.2 sq. metres (250.0 sq. feet)



Total area: approx. 90.8 sq. metres (977.5 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	Current	Potential
	66	85
	EU Directive 2002/91/EC	



