

12 Mowlam Close, Impington, Cambridge, CB24 9NA

Guide Price £465,000 Freehold

REDMAYNE ARNOLD & HARRIS

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AVAILABLE TO PURCHASE WITH NO ONWARD CHAIN IS THIS THREE-BEDROOM, SEMI-DETACHED HOME LOCATED WITHIN CLOSE PROXIMITY OF THE GUIDED BUS AND WITHIN THE CATCHMENT FOR IMPINGTON VILLAGE COLLEGE.

- Semi-detached house
- 775 sqft/72 sqm
- Gas fired central heating to radiators
- Enclosed rear garden
- Council tax band-C
- 3 beds, 2 bath, 1 reception room
- Constructed in 2001
- Driveway parking and garage
- EPC- C / 72
- Chain free

Located within Mowlam Close, Impington, this semi – detached home was constructed in 2001 and measures 775sqft/72 sqm. To the ground floor the property comprises of a entrance hallway, a WC to the front, a generous reception space which opens onto the rear garden and a separate kitchen. The kitchen for the property is in a shaker style with tiled splashbacks, and benefits from storage at both eye level and base level, and has space for a washing machine, dishwasher and fridge freezer.

To the first floor are three bedrooms which include a master bedroom suite with a en-suite shower room. The en-suite shower room has a double enclosed shower, a low-level WC and a pedestal sink unit. The main family bathroom serves the remaining two bedrooms and benefits from a panelled bath with a shower above, a low-level WC and pedestal sink unit.

Externally – To the front of the property is a block paved driveway with parking for at least two vehicles and which in turn leads onto a detached, brick-built garage. The rear garden of the property is fully enclosed with gated access onto the driveway. The rear garden is predominantly laid to lawn and has a small patio area accessible off the French doors in the living room.

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

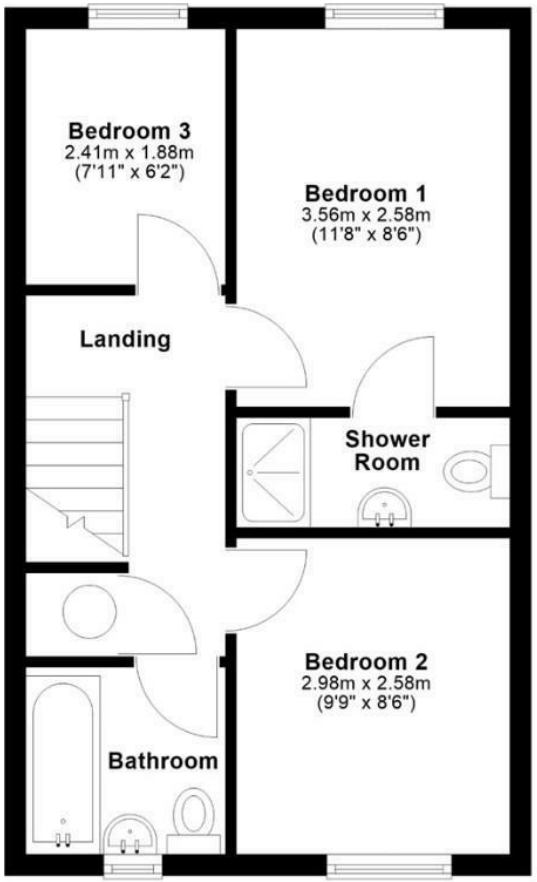




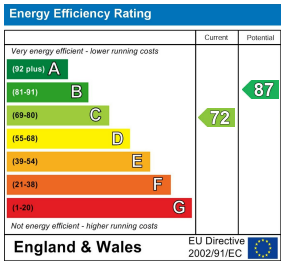
Ground Floor



First Floor



Approx. gross internal floor area 72 sqm (775 sqft)



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.











