



15 Villa Place, Impington, Cambridge, CB24 9PR
Guide Price £600,000 Freehold



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**A BEAUTIFULLY PRESENTED AND CLEVERLY EXTENDED FAMILY HOME
CONVENIENTLY PLACED FOR THE GUIDED BUS AND LOCATED WITHIN A QUIET
CUL-DE-SAC ALONG VILLA PLACE, IMPINGTON.**

- Semi-detached house
- 1298.2 sqft/120.6 sqm
- 0.08 acre plot
- Driveway parking and garage
- Council tax band-D
- 4 bedrooms, 3 reception rooms, 2 bathrooms
- Constructed in 1984
- Gas fired central heating to radiators
- EPC-C/74

Having been constructed in 1984, this semi-detached home was later extended to the side and rear in 2009 and provides accommodation measuring 120.6smq / 1298.2sqft over two floors.

With its proximity to the guided busway, this delightful home not only benefits from the excellent school catchments but also benefits from the fantastic commuting links into The Historic City of Cambridge, the North Cambridge Train Station and the North Cambridge Business Parks.

To the ground floor the property comprises of three reception rooms which include a living room, a conservatory as well as a dining room accessible off the kitchen/breakfast room. The kitchen/breakfast room has cabinetry at both eye level and base level, copious amounts of worktop space and a central kitchen island with additional space for seating to one side. Completing the ground floor is a ground floor shower room, fully tiled and benefitting from a walk-in shower, a low-level WC and a pedestal sink.

To the first floor are four well-proportioned bedrooms which includes a substantial master bedroom measuring over 16ft in length with double aspect windows drawing in an abundance of natural light. Completing the first floor is a family bathroom suite with chequerboard feature wall tiles, a bath, a pedestal sink unit and a low level WC.

Externally, to the front the property has a small lawn area, and a block paved driveway which in turn leads up to the adjoining garage with double doors to the front and also the rear. The rear garden of the property is south facing, fully enclosed and laid predominantly to lawn. The rear garden benefits from a patio area accessible off both the dining room and the conservatory and a timber built shed for storage.

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-D

Fixtures and Fittings

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

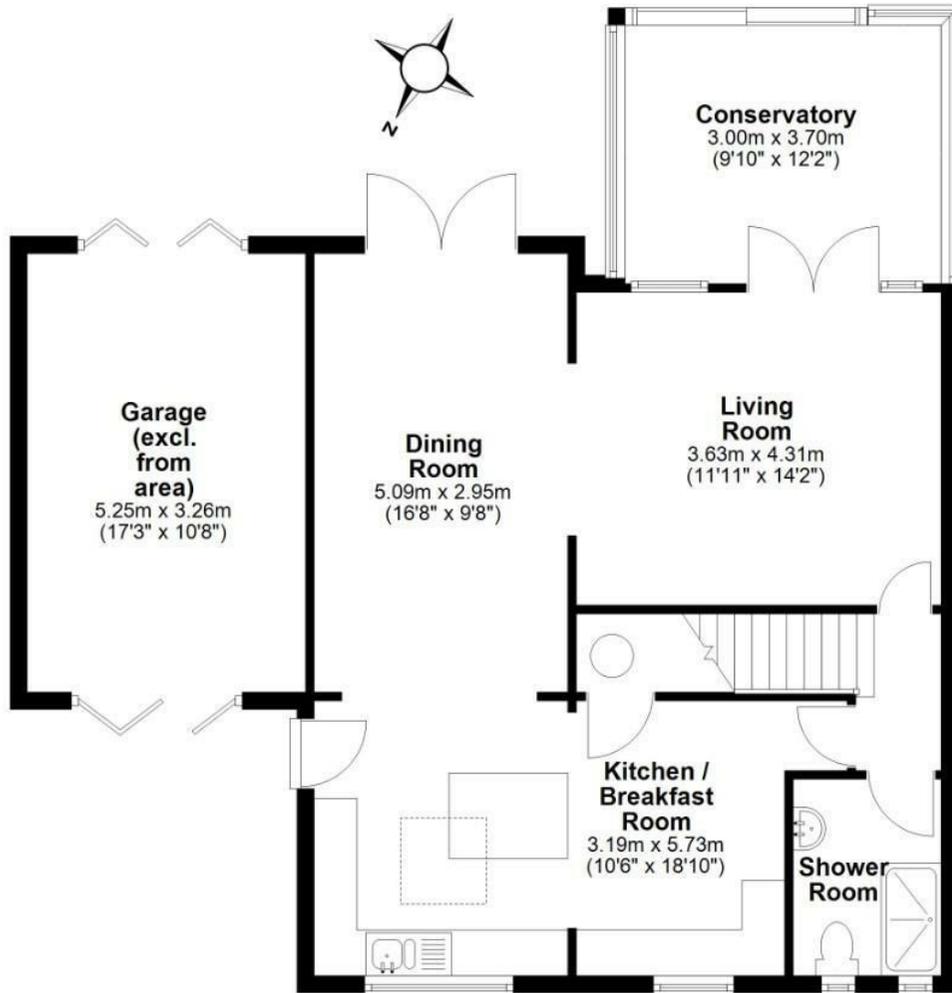
Viewing

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



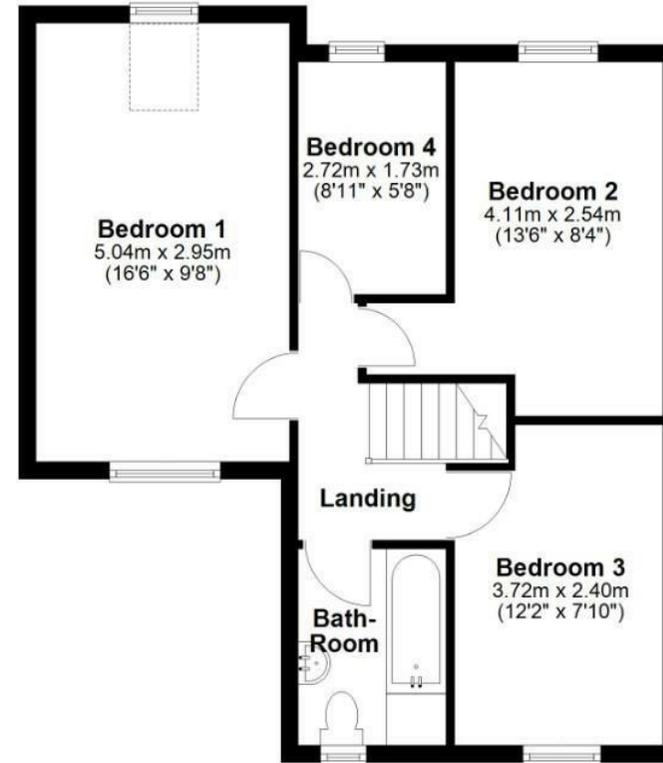
Ground Floor

Approx. 71.1 sq. metres (765.1 sq. feet)



First Floor

Approx. 49.5 sq. metres (533.1 sq. feet)



Total area: approx. 120.6 sq. metres (1298.2 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	74	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

