



2 Spring Close, Histon, Cambridge, CB24 9HT
Guide Price £525,000 Freehold



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**AVAILABLE TO PURCHASE WITH NO ONWARD CHAIN IS THIS DETACHED
EXTENDED RESIDENCE LOCATED WITHIN A QUIET CUL-DE-SAC JUST A SHORT
WALK OF HISTON, HIGH STREET.**

- Detached house
- 3 beds, 2 baths, 2 recepts
- Constructed in the 1970's
- Garage and driveway parking
- Council tax band - E
- 1160.6 Sqft /107.8 Sqm
- 0.06 acres
- Gas fired central heating to radiators
- EPC -D / 64

Having been constructed in the 1970's this detached family home has been extended to the ground floor, measures 1160 Sqft /107 Sqm and provides generous accommodation over two levels. To the ground floor is a spacious entrance hall with stairs leading up to the first floor and storage beneath. Off the entrance hall is one of two bathrooms, the kitchen/breakfast room, third bedroom and living room. The property has had a single storey rear extension off the living room which provides a second reception room with a small utility room adjoining. To the first floor are two bedrooms and a further bathroom.

Externally – To the front is a block paved driveway with parking for two vehicles, a front garden with a variety of shrubs and a single garage with up and over door. The rear garden of the property is fully enclosed with gated access to the side. The rear garden is predominantly patio with herbaceous borders.

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 - E

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





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		64	
(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.

