



16 West Road, Histon, Cambridge, CB24 9LH
Guide Price £485,000 Freehold



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NESTLED WITHIN A QUIET CUL-DE-SAC IN HISTON, THIS TWO-BEDROOM, SEMI-DETACHED HOME IS ONLY A SHORT WALK FROM THE MANY LOCAL AMENITIES NESTLED WITHIN THE HIGH STREET.

- Semi-detached house
- 2 bedrooms, 1 bathroom, 3 reception rooms
- Built circa 1950
- 828.5 sqft/77 sqm
- 0.08 acre plot
- Gas fired central heating to radiators
- Garage and driveway to the rear
- EPC-D / 63
- Council tax band-C

Originally constructed in the 1950's, this terrific home was later extended with the addition of a conservatory in 2015 and the addition of a porch more recently in 2022.

Ideal for first time buyers, this delightful residence has three reception rooms which include a living room to the front, a dining room and a conservatory to the rear which opens onto the garden. Accessible off the dining room is a kitchen with cabinetry at both eye level and base level and fitted appliances which includes a electric oven, gas hob and a fridge freezer. Completing the ground floor is a WC accessible off the conservatory.

To the first floor are two double bedrooms which include a master bedroom with a fitted cupboard and a sink and a smaller double bedroom which overlooks the rear garden. Completing the first floor is a family bathroom with a 'P' shaped bath, shower over, pedestal sink unit and a low-level WC.

Externally, there is a residents parking area to the rear with a parking space available to the side of the detached garage, accessible from the rear garden and down a private road to the side of the property. The rear garden is fully enclosed laid predominantly to lawn with a block paved patio accessible off the rear of the property. A variety of mature trees are dotted throughout the plot, and a block paved pathway meanders through the middle of the garden and up to the garage to the rear.

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

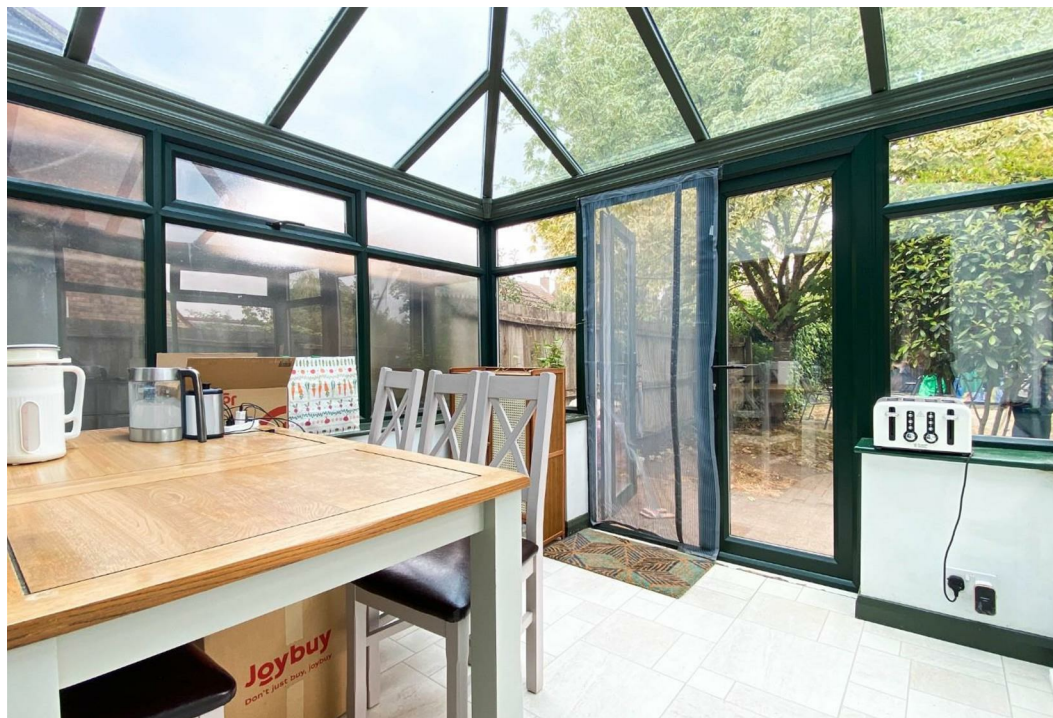
South Cambridgeshire District Council
Council tax band-C

Fixtures and Fittings

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

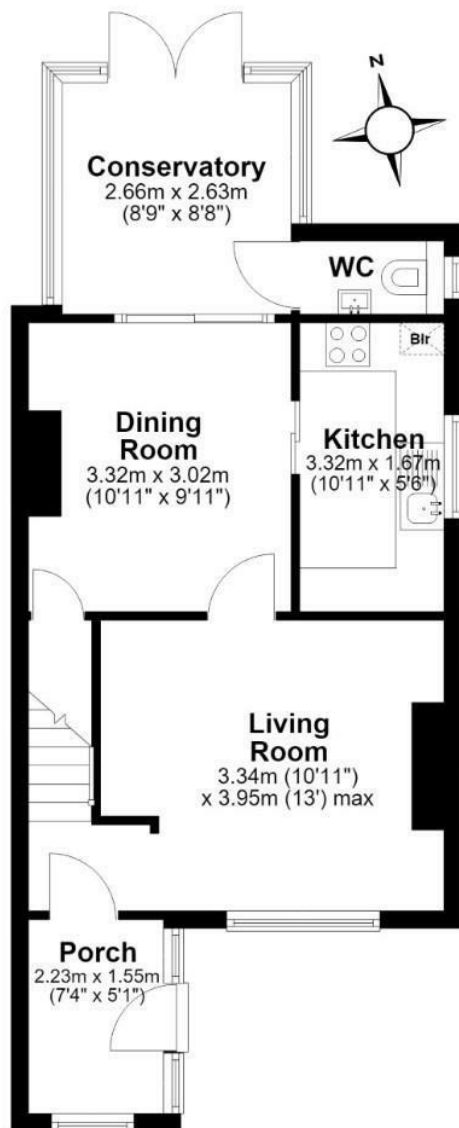
Viewing

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



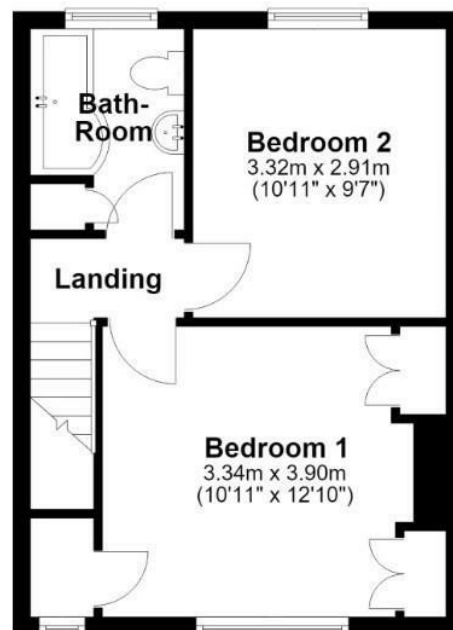
Ground Floor

Approx. 44.8 sq. metres (482.5 sq. feet)



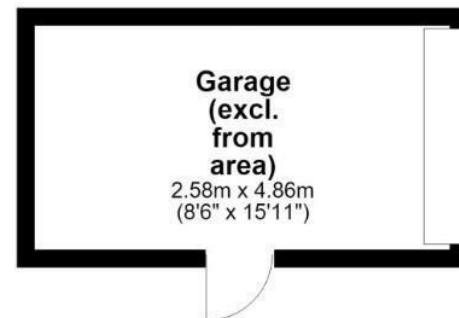
First Floor

Approx. 32.1 sq. metres (346.0 sq. feet)



Outbuilding

Approx. 0.0 sq. metres (0.0 sq. feet)
(excluding Garage (excl. from area))



Total area: approx. 77.0 sq. metres (828.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		63
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

