



13 Melvin Way, Histon, Cambridge, CB24 9HY
Guide Price £280,000 Freehold



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01223 819300

AVAILABLE WITH THE BENEFIT OF NO ONWARD CHAIN, THIS TWO-BEDROOM CLUSTER HOME BENEFITS FROM ITS OWN REAR GARDEN AND IS IDEAL FOR FIRST TIME BUYERS AND INVESTMENT.

- Cluster house
- 53.6sqm / 577.3sqft
- Gas fired combination boiler
- Freehold
- Council tax band-B
- 2 bedrooms, 1 bathroom, 1 reception room
- Constructed in 1985
- Allocated parking
- EPC-C/69

Constructed around 1985, this two-bedroom cluster home measures in the region of 53.6sqm / 577.3sqft and provides accommodation over two levels.

To the ground floor the property comprises of a large reception room with window overlooking the rear garden, a larger storage cupboard beneath the stairs providing space for shoes and coats and in turn leads onto the kitchen. The kitchen of the property is in a shaker style, has a tiled splash back, offers storage at both eye level and base level and has integrated appliances which include a fridge/freezer, electric oven and a four-ring hob.

To the first floor is a light and airy landing area with built in storage and two generous bedrooms, both overlooking the rear garden. Serving each bedroom is a tiled bathroom suite with a panelled bath, a shower over, a pedestal sink basin and a low level WC.

Externally – the property has resident parking off road. The rear garden of the property is laid predominantly to lawn and has a variety of trees, shrubs and plants located within the mature borders across the perimeter of the plot.

Previously rented out for £1350 per calendar month, this two bedroom home provides a rental yield in the region of 6%.

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-B

Fixtures and Fittings

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

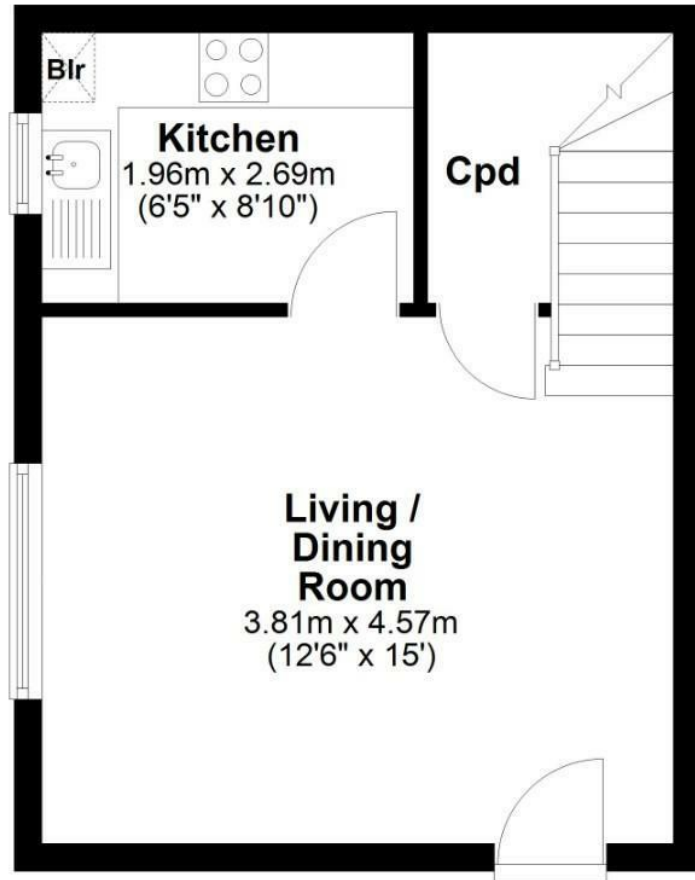
Viewing

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



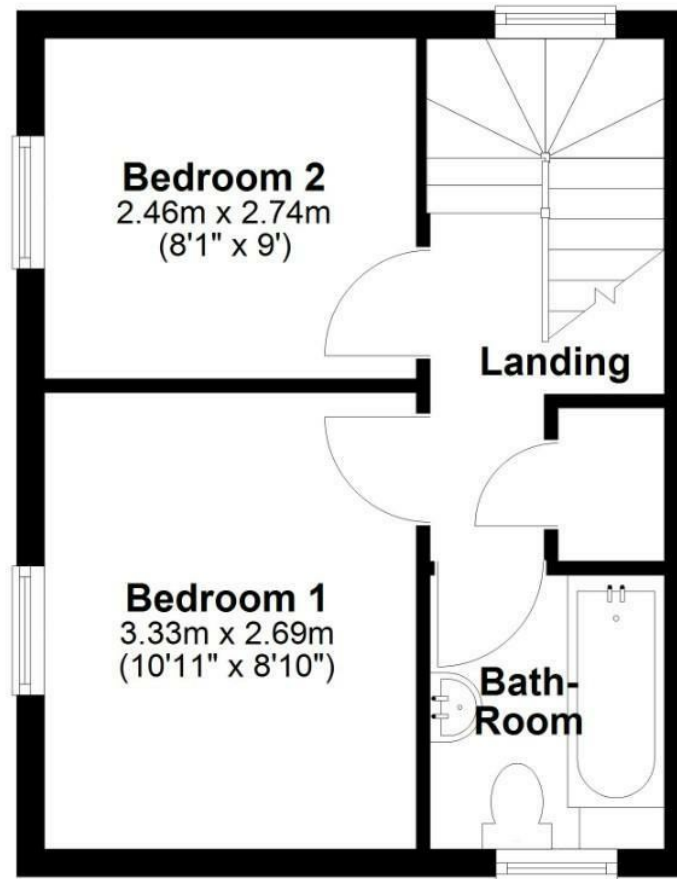
Ground Floor

Approx. 26.8 sq. metres (288.6 sq. feet)



First Floor

Approx. 26.8 sq. metres (288.6 sq. feet)



Total area: approx. 53.6 sq. metres (577.3 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		88
(81-91) B		
(69-80) C	69	
(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

