



25 Melvin Way, Histon, Cambridge, CB24 9HY
Guide Price £550,000 Freehold



rah.co.uk
01223 819300

AVAILABLE TO PURCHASE WITH NO ONWARD CHAIN IS THIS DETACHED, THREE-BEDROOM FAMILY HOME LOCATED WITHIN THE WELL-REGARDED VILLAGE OF HISTON AND WITHIN THE CATCHMENT OF IMPINGTON VILLAGE COLLEGE.

- Detached House
- Constructed in 1985
- Gas-fired central heating
- EPC – D / 58
- 3 bedrooms, 2 receptions, 1 bathroom
- 85 sqm / 914.5 sqft
- Driveway and detached garage
- Council Tax Band - D

Constructed around 1985, this detached family home provides internal accommodation measuring 85 sqm / 914.5 sqft (excluding the garage).

The ground floor of the property comprises an entrance hallway with stairs leading up to the first floor and WC below, two reception rooms, which include a living room as well as a formal dining room, and a kitchen. The kitchen for the property offers a wide range of storage at both eye-level and base-level and has access to the driveway to the side.

To the first floor, the property has three good, proportioned bedrooms with two of the bedrooms overlooking the rear garden and bedroom one overlooking the front. Serving each of these bedrooms is the family bathroom suite, which benefits from a panelled bath, a walk-in shower, pedestal basin and a low-level WC.

Externally, the property occupies a plot of approximately 0.05 of an acre. To the front is a lawned area setting the property back from the road. To the side of the property is a tandem driveway, which leads up to the detached brick-built garage under a pitched, tiled roof. The garage benefits from an electric up-and-over door and power and lighting. The rear garden of the property is fully enclosed, laid predominantly to lawn and has herbaceous borders around the perimeter.

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

Main services connected include: water, electricity, gas and mains drainage.

Statutory Authorities

South Cambridgeshire District Council.

Council Tax Band - D

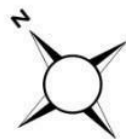
Fixtures and Fittings

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

Viewing

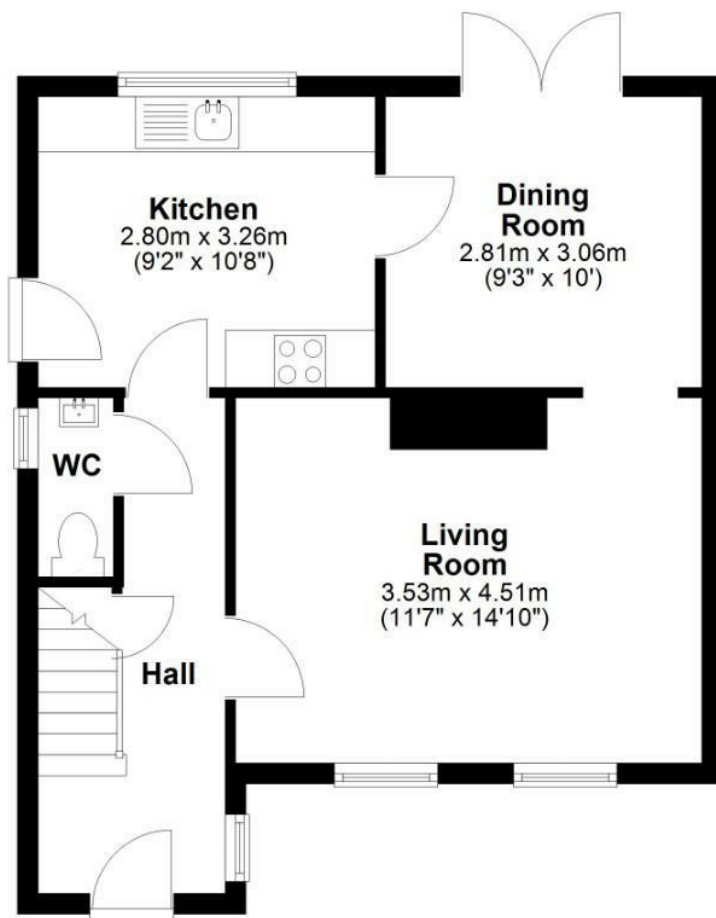
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





Ground Floor

Approx. 43.6 sq. metres (469.2 sq. feet)



First Floor

Approx. 41.4 sq. metres (445.2 sq. feet)



Total area: approx. 85.0 sq. metres (914.5 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	58	73
EU Directive 2002/91/EC		

