



4a Pages Close, Histon, Cambridge, CB24 9HF  
Guide Price £375,000 Freehold



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**NESTLED ALONG A QUIET FOOTPATH AND BENEFITTING FROM A GARAGE AND DRIVEWAY TO THE REAR IS THIS THREE-BEDROOM, LINK-DETACHED VICTORIAN HOME IN PAGES CLOSE, HISTON.**

- Link-detached house
- 3 beds, 1 bath, 2 receipts
- Constructed around 1890
- Garage and driveway parking
- Council tax band - D
- 900 Sqft/83 Sqm
- 0.05 acres
- Gas fired central heating to radiators
- EPC-D/56
- No onward chain

Having been constructed around the 1890's, this link-detached home measures 900 Sqft/ 83 Sqm and provides generous living accommodation over two floors. To the ground floor the property benefits from two reception rooms which includes a living room overlooking the front and a separate dining area opening onto the rear garden. Completing the ground floor is a kitchen and a bathroom with separate WC. To the first floor, the property comprises of three bedrooms all benefitting from either built in or fitted cupboards.

Externally – to the front of the property is a small lawned garden with a picket fence boundary and pathway leading to the front door. The rear garden of the property is fully enclosed, predominantly laid to lawn and provides access to the parking area and detached brick-built garage and shed 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 - D

**Fixtures and Fittings**

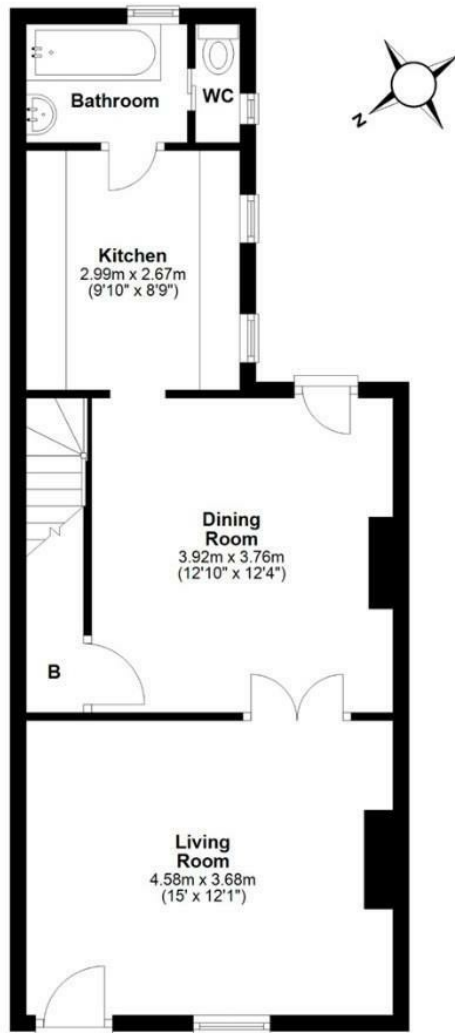
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

**Viewing**

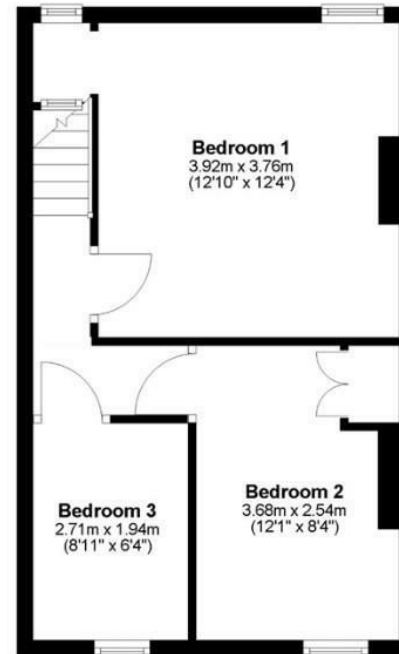
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris



## Ground Floor



## First Floor



Approx. gross internal floor area 83 sqm (900 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



