12 Holme Close, Oakington, Cambridge, CB24 3AP

Guide Price £300,000 Freehold

REDMAYNE ARNOLD & HARRIS

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AN APPEALING TWO-BEDROOM END OF TERRACE BUNGALOW OFFERING WELL-PRESENTED AND PRACTICAL ACCOMMODATION, IDEALLY SUITED TO THOSE LOOKING TO DOWNSIZE OR BUYERS SEEKING AN OPPORTUNITY TO TAKE THEIR FIRST STEP ONTO THE PROPERTY LADDER.

- End of terrace bungalow
- Built circa 1960s
- 0.07 acre plot
- Car port
- Council tax band-C
- 2 bedrooms, 1 bathroom, 1 reception room
- 528 sq ft / 49 sqm
- Gas fired central heating to radiators
- EPC-C / 71

The accommodation briefly comprises two bedrooms, a comfortable reception room and a well-appointed kitchen which is directly accessed from the living space. The kitchen features a shaker-style range of fitted units, integrated appliances, attractive feature splashback tiling and ample worktop space. A shower room completes the internal accommodation.

Externally, the property benefits from a small, mature front garden, providing an attractive approach, together with a useful covered carport to the side.

The back garden is arranged over two levels, with a generous hardstanding area immediately adjoining the property, providing an ideal space for outdoor dining and entertaining. Beyond this is a lawned area complemented by established herbaceous borders, creating a pleasant and manageable outdoor space.

Location

Oakington is a much-admired villages just 5 miles north of Cambridge on the fringe of open countryside and with excellent local facilities available. The Guided Busway with adjoining cycle path (running from Huntingdon Railway Station, through neighbouring Histon, to Trumpington Park & Ride) is less than a 5 minute walk from the property, and provides a direct link to Cambridge City Centre and of course the University; both Cambridge Railway Stations; the Science Park; and Addenbrooke's Hospital. The A14, M11 and A1 are also within easy reach.

The property falls within the catchment area of the highly sought after Impington Village College (Ofstead rated 'outstanding' and recently voted Sunday Times Comprehensive School of the Year). Oakington CofE Primary School is rated 'good', and nearby Histon offers two 'outstanding' primaries to choose from; whilst Busy Bees Nursery in Westwick is also rated 'outstanding'.

In the village there is a large garden nursery with café, a convenience store with post office, and a public house. The highly-regarded Longhorn Farmshop is very nearby, and three golf clubs are within a few minutes' drive, as is Histon with its many pubs, shops, cafes and other services. Within walking distance are Northstowe Lakes, and multiple public footpaths across beautiful farmland.

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

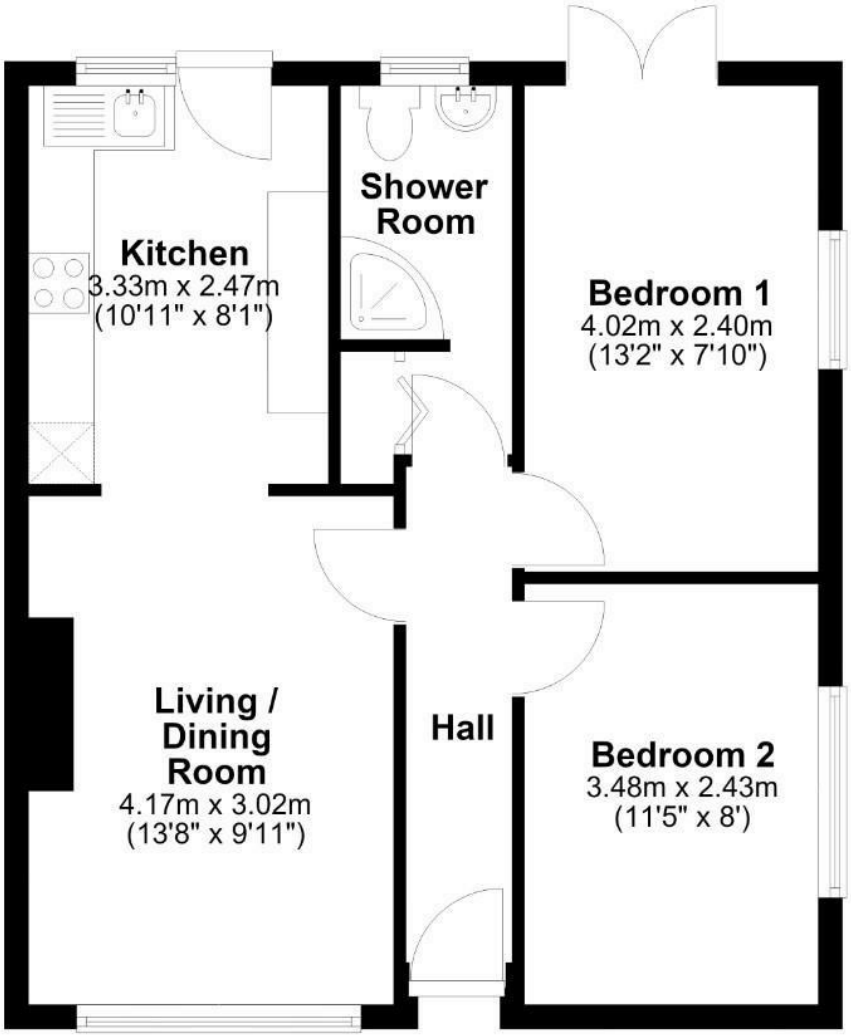
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

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

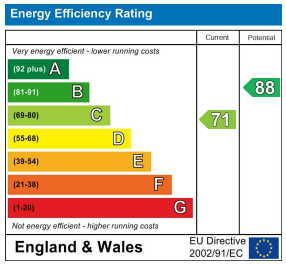
Floor Plan

Approx. 49.1 sq. metres (528.2 sq. feet)



Total area: approx. 49.1 sq. metres (528.2 sq. feet)

For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.
Plan produced using PlanUp.



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.