



17 New Road, Impington, Cambridge, CB24 9LU
Guide Price £550,000 Freehold



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**AVAILABLE TO PURCHASE WITH NO ONWARD CHAIN IS THIS DELIGHTFUL
EDWARDIAN HOME LOCATED WITHIN THE POPULAR VILLAGE OF IMPINGTON
AND WITHIN THE CATCHMENT OF IMPINGTON VILLAGE COLLEGE.**

- Semi-detached Edwardian house
- 3 beds, 1 bath, 2 receipts
- Constructed in the early 1900s
- Driveway parking
- Council tax band - D
- 1029.1 sqft / 95.6 sqm
- 0.06 acres
- Gas-fired central heating to radiators
- EPC - D /58

Constructed in the early 1900s, this semi-detached home measures 1029.1 sqft /95.6 sqm and provides generous living accommodation over two floors. To the ground floor the property comprises an entrance hallway, two reception rooms including a living room, a snug/sitting room, and a kitchen/breakfast area. The snug/sitting room benefits from a stunning floor to ceiling bay window which floods the room with natural light and a feature fireplace. The living/dining room has exposed original floorboards and French style doors which open into the rear garden. The kitchen breakfast area has farmhouse style kitchen units with a wooden worktop, butler style sink and tiled floor and splashbacks. The kitchen has units at both eye level and base level and space for appliances, which includes a double oven/hob and a washing machine.

To the first floor are three bedrooms which includes two generous double bedrooms and a single bedroom which could also be used as a home office or nursery. Completing the first floor is a spacious, fully tiled family bathroom with a panelled bath with a shower over, a pedestal sink and a low level WC.

The current owners have had plans drawn up for the conversion of the loft to create a further bedroom and en-suite.

Externally – The property occupies a plot of approximately 0.06 acres and to the front has driveway parking across a gravel laid driveway, a concrete laid pathway leading to the front door and a lawned front garden. The rear garden of the property is fully enclosed and benefits from a block paved patio ideal for alfresco dining and accessible off the kitchen and the living room. The remainder of the rear garden is made up of a lawn area and variety of shrubs/plants along the borders.

Location

Impington is an attractive and ever popular village conveniently situated approximately 3 miles north of Cambridge. Wide ranging shopping facilities are provided by the adjoining village of Histon, together with several pubs, a coffee shop.

Impington Village College provides excellent educational facilities up to the age of eighteen and there are two primary schools in Histon. In addition the property is well placed for access to the A14 and M11. The Guided Busway (running from Huntingdon Railway Station to Trumpington Park & Ride), provides a direct link to Cambridge City centre, Cambridge Railway Stations and Addenbrooke's Hospital.

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.

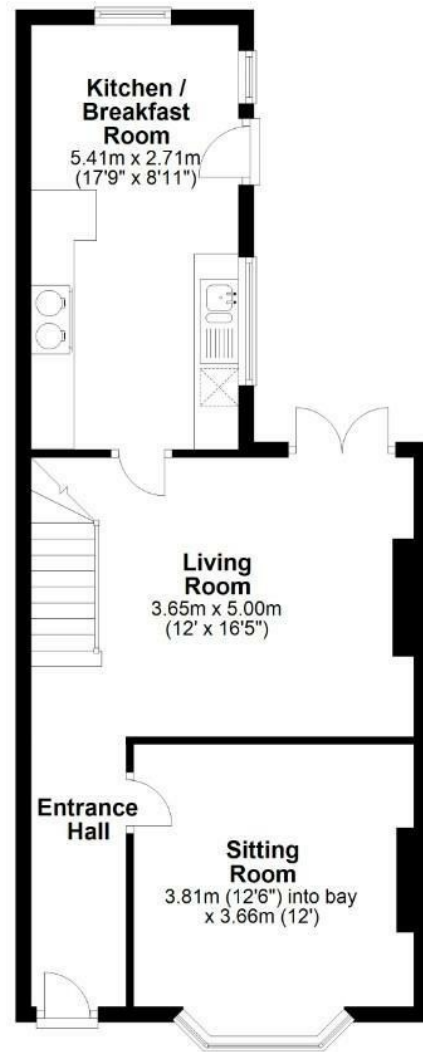
Viewing

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



Ground Floor

Approx. 51.5 sq. metres (554.1 sq. feet)



First Floor

Approx. 44.1 sq. metres (475.0 sq. feet)



Total area: approx. 95.6 sq. metres (1029.1 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		84
(81-91) B		
(69-80) C		58
(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

