



9 Cambridge Road,, Impington, Cambridge, CB24 9NU
Guide Price £450,000 Freehold



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A DELIGHTFUL VICTORIAN END OF TERRACED HOME LOCATED WITHIN EASY REACH OF THE GUIDED BUS AND IS WITHIN A SHORT WALK OF THE MANY AMENITIES WITHIN HISTON, HIGH STREET.

- End of terrace house
- 2 beds, 1 bath, 2 recepts
- Constructed in 1890
- EPC - D / 58
- 825 Sqft / 76 Sqm
- 0.03 acres
- Driveway parking
- Council tax band - C

Constructed in 1890, this end of terrace Victorian home measures approximately 825 Sqft / 76 Sqm and provides accommodation over two levels. To the ground floor the property comprise of a large open plan living/dining area with double aspect windows to the front and rear and a wood burning stove. The kitchen of the property has not long been replaced and has geometric tiled splash back, integrated oven/hob, integrated microwave, and dishwasher. The property has a small rear extension incorporating a utility/boot room with large French doors which open into the rear garden.

To the first floor the property has a large double bedroom to the front with fitted wardrobes to each side of the chimney breast, a second bedroom and a family bathroom which has been re-fitted to incorporate a walk-in shower, a panelled bath, a low-level WC and a pedestal sink unit.

Externally – The property has a gravel laid driveway to the front. To the rear, the garden is fully enclosed, laid predominantly to lawn with a patio area accessible off the rear of the property and herbaceous borders with a good variety of flowers and shrubs.

Location

Impington is an attractive and very popular village conveniently situated approximately 3 miles north of Cambridge. Good shopping facilities are provided by the neighbouring village of Histon and Impington Village College provides educational facilities up to the age of eighteen.

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 Station 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- 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.

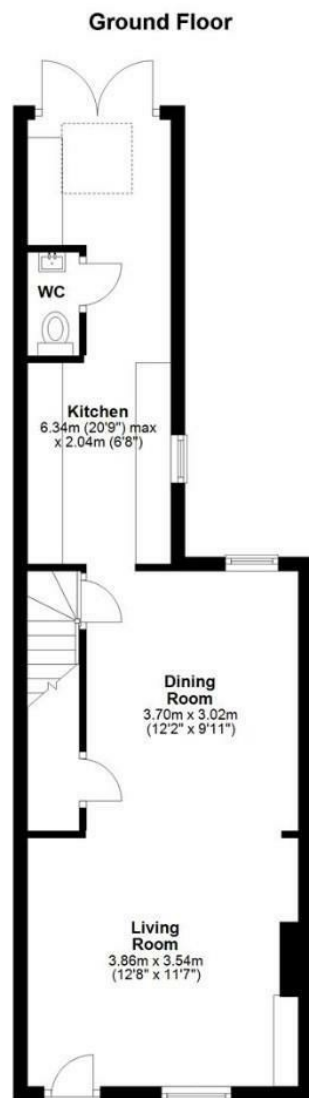
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris

Agent's Note

Right of access over pathway belonging to 7 Cambridge Road.

Details can be provided on request





Approx. gross internal floor area 76 sqm (825 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	58	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.

