2 Youngman Close, Histon, Cambridge, CB24 9HR

Guide Price £425,000 Freehold

REDMAYNE ARNOLD & HARRIS

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01223 819300

NESTLED WITHIN A QUIET CUL-DE-SAC IN THE WELL-REGARDED VILLAGE OF HISTON IS THIS DELIGHTFUL LINK-DETACHED BUNGALOW, IDEAL FOR THOSE WANTING TO DOWNSIZE AND REMAIN WITHIN CLOSE PROXIMITY OF THE MANY AMENITIES HISTON OFFERS.

- Link detached bungalow
- 600 sqft/56 sqm excluding garage
- Gas fired central heating to radiators
- 0.08 acre plot
- Council tax band-C
- 2 bedroom, 1 bathroom, 1 reception room
- 1960s built
- Driveway and garage
- EPC-D/65

Available to purchase with no onward chain, this link-detached property measures 600 sqft/56 sqm and is in good decorative order throughout.

Located along Youngman Close, a quiet cul-de-sac off Youngman Avenue, this home is set back from the road and has gardens to both the front and rear. Upon entering the property to the front, you enter a small inner hall which in turn leads onto the light Living Room/Diner with an abundance of natural light due to its large window overlooking the front garden. The kitchen of the property offers storage at both eye-level and base level, has an integrated oven and gas hob and benefits from access through to the side of the property. The property has two double bedrooms both overlooking the garden to the rear and is served by a bathroom with a three piece bathroom suite.

Externally, to the front the property is a large lawn area with a concrete laid driveway to the side which leads up to the garage. The garage has an up and over door to the front, independent access to the rear and would make for an ideal workshop. The rear garden is south/east facing, is laid predominantly to lawn with herbaceous borders to side.

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

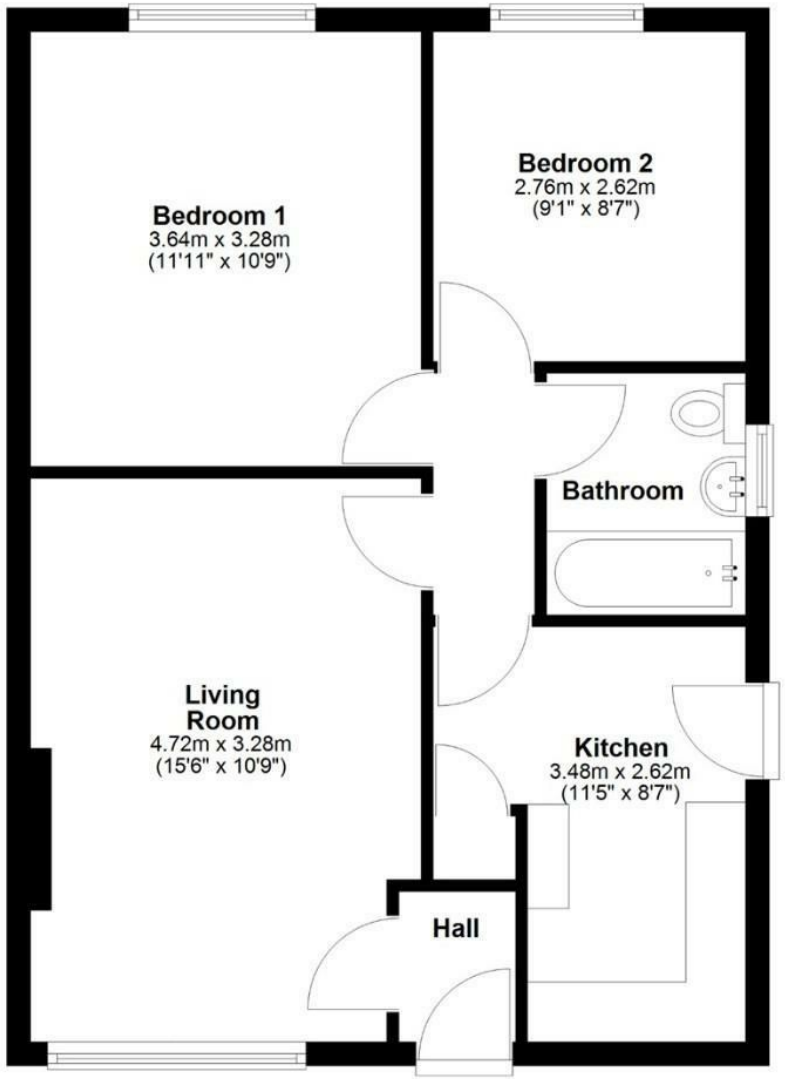
Services
Mains services connected include: gas, electricity, water and mains drainage.

Statutory Authorities
South Cambridgeshire District Council
Council tax band-C

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

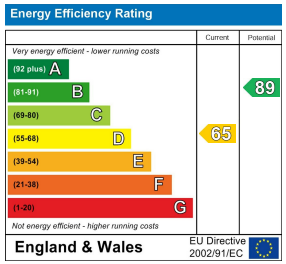
Viewing
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris

Ground Floor



Approx. gross internal floor area

56 sqm (600 sqft)



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.