14 Brook Close, Histon, Cambridge, CB24 9XL

Guide Price £475,000 Freehold

REDMAYNE ARNOLD & HARRIS

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HAVING RECENTLY BEEN FULLY RENOVATED THROUGHOUT, THIS TURNKEY, TWO-BEDROOM HOME IS LOCATED WITHIN A MINUTES' WALK OF HISTON GREEN AND IS WITHIN EASY REACH OF THE MANY AMENITIES LOCATED WITHIN THE VILLAGE.

- End of Terrace
- Constructed in 1998
- Parking for three vehicles
- EPC-C/73
- 2 bedrooms, 1 bathroom, 1 reception room
- 688.4 sqft/64 sqm
- Gas fired central heating to radiators
- Council tax band-C

Having originally been constructed in 1998, this stunning home has been sympathetically and cleverly renovated by the current owner and provides accommodation measuring 688.4 sqft/ 64 sqm.

Upon entering the property through the entrance hall, adjoining the entrance is a WC, stairs leading to the first floor and storage beneath. The kitchen has been replaced by the current owner and includes a sliding door which provided more useable space within the kitchen, storage units at both base level and eye level as well as integrated appliances which includes a double combi oven and induction hob, a dishwasher and fridge freezer. The kitchen has double aspect windows facing the front and the side, each with shutter blinds and providing large levels of natural light into the room. The living room of the property has large bi-folding doors which opens onto the south facing rear garden, wood panelled feature wall and a sliding door opening into the hallway.

The property benefits from the following; a Worcester combi boiler, dimmable spot lights in hall, UPV front door & windows throughout installed by the current owner, extractor fan and usb sockets, under cupboard lights and cafe style shutter in the kitchen, internal oak doors to bedrooms, understairs cupboard, downstairs toilet and bathroom, the loft has a ladder, light and is part boarded, extractor fan in bathroom and downstairs toilet and there is an alarm system installed. Additionally, the bi-fold doors to the garden have one panel that can be used as a door.

To the first floor are two large double bedrooms, each benefitting from fitted wardrobes with bedroom one to the rear of the property and bedroom two benefitting from double aspect windows. The bathroom has had a full renovation and benefits from a space saving pocket door, a large double enclosed shower, WC and sink with a vanity unit below.

Externally, the property has driveway parking for three vehicles to the side as well as a block paved garden to the front with a fenced border. The south facing rear garden is fully enclosed, has been laid to porcelain tiles, and has a large herbaceous border to the rear. There is a bin storage area in the front garden. The garden gate has a gate mate lock, outside tap, outside light and outside double socket.

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.

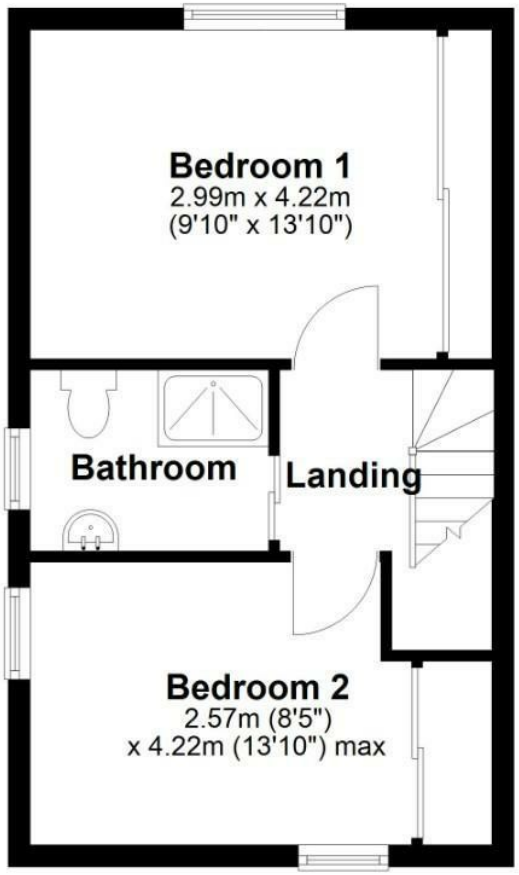
Viewing
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris

Ground Floor

Approx. 32.7 sq. metres (352.3 sq. feet)

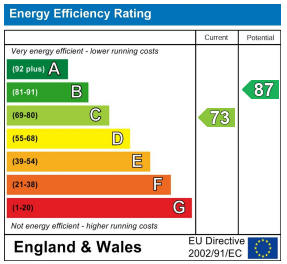
First Floor

Approx. 31.2 sq. metres (336.1 sq. feet)



Total area: approx. 64.0 sq. metres (688.4 sq. feet)

Drawings are for guidance only
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.

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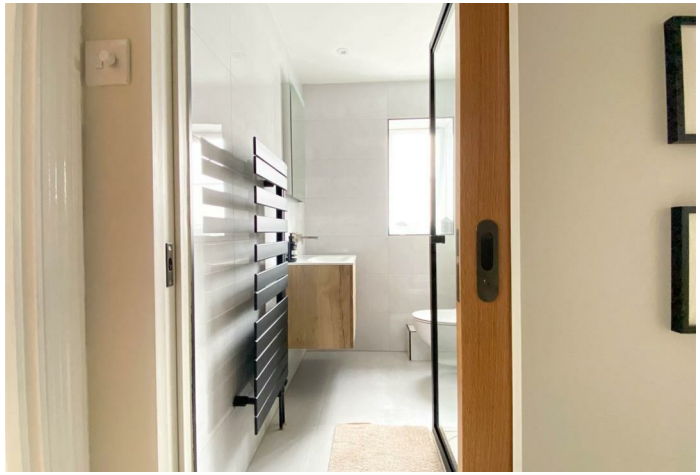

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