



48 Manor Park, Histon, Cambridge, CB24 9JT
Guide Price £500,000 Freehold



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01223 819300

LOCATED WITHIN MANOR PARK, HISTON IS THIS SEMI-DETACHED, THREE-BEDROOM HOME BENEFITTING FROM A GENEROUS PLOT AND VIEWS TOWARD HISTON AND IMPINGTON COMMUNITY ORCHARD AT THE REAR.

- Semi-detached house
- 3 bedrooms, 1 bathroom, 2 reception rooms
- Gas-fired central heating to radiators
- EPC - D / 67
- 1087 sqft / 101 sqm
- Constructed in 1956
- Driveway and garage parking
- Council tax band-D

Having originally been constructed in 1956, this semi-detached home was later extended in the 1970s and provides accommodation measuring 1087 sqft / 101 sqm.

To the ground floor, the property comprises an entrance porch, a hallway with stairs leading up to the first floor, two reception rooms which includes an open plan living room/dining room, a kitchen and a cloakroom just off. Having been extended to the rear, the property benefits from a garden room which opens onto the well-established garden to the rear.

To the first floor, the property comprises three bedrooms which include two generous double bedrooms and a smaller third bedroom which is currently used as a study. Completing the first floor is a family bathroom benefiting from a low-level bath with shower above, a WC and a pedestal sink unit. There is a airing cupboard off the landing.

Externally – To the front is a brick wall boundary with a hedgerow above. The front garden has been laid to a hard standing providing off road parking for at least two vehicles. Accessible down the side is a garage with up and overdoor, ideal for a workshop or storage. The rear garden is well established with an array of flowers and shrubs along the borders, a patio area accessible to the rear of the property and a lawn running the length of the garden. The rear garden backs onto fields at the rear which can be appreciated from the first-floor bedroom window. Gated access, off the garden to the rear leads to fields beyond.

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-D

Fixtures and Fittings

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

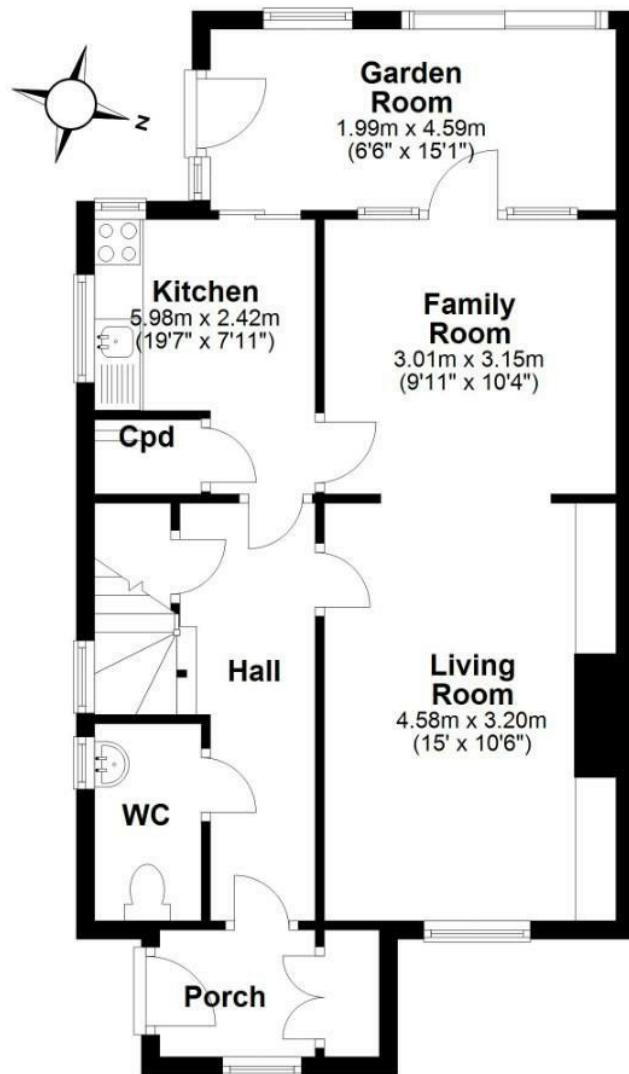
Viewing

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



Ground Floor

Approx. 57.0 sq. metres (613.7 sq. feet)

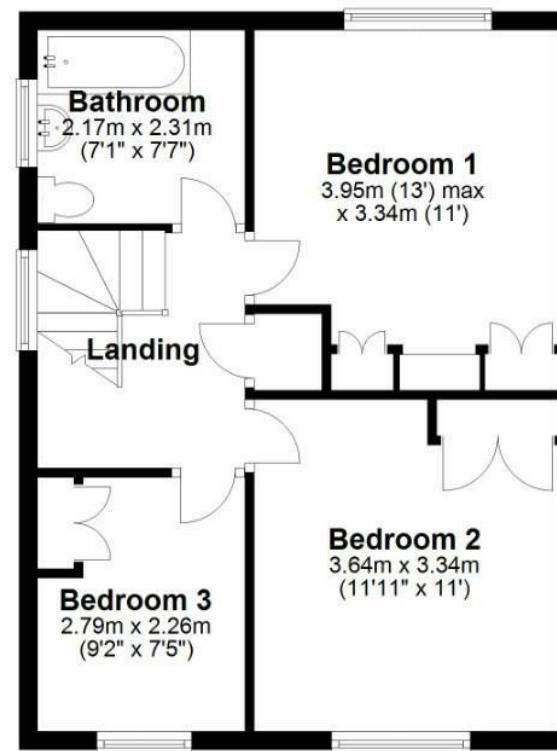


Total area: approx. 101.3 sq. metres (1090.3 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

First Floor

Approx. 44.3 sq. metres (476.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		67	73
EU Directive 2002/91/EC			

