



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



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**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.

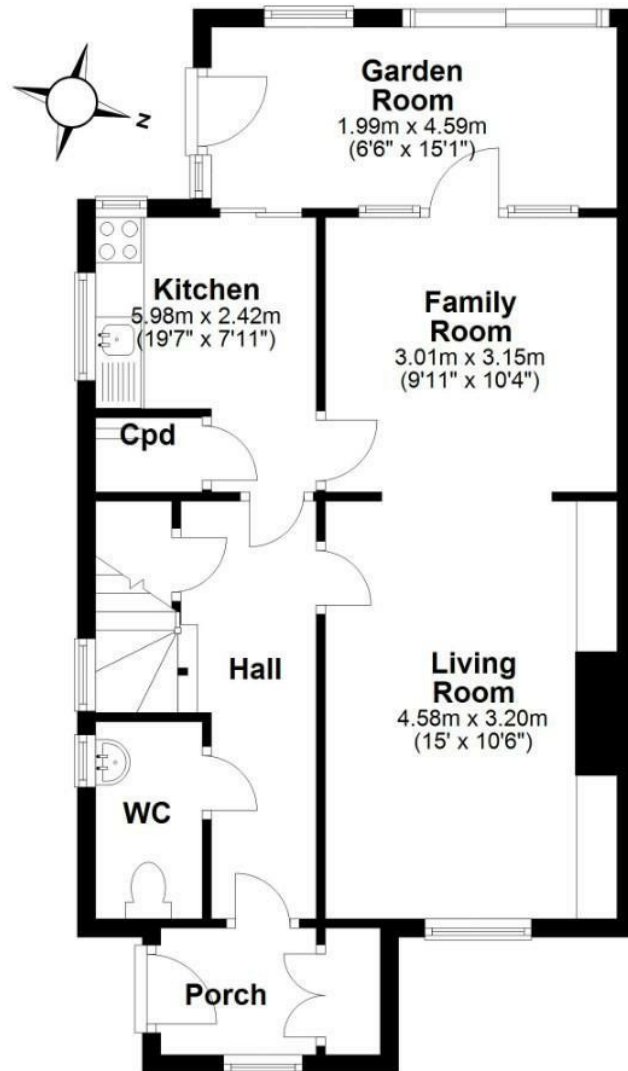
#### **Viewing**

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



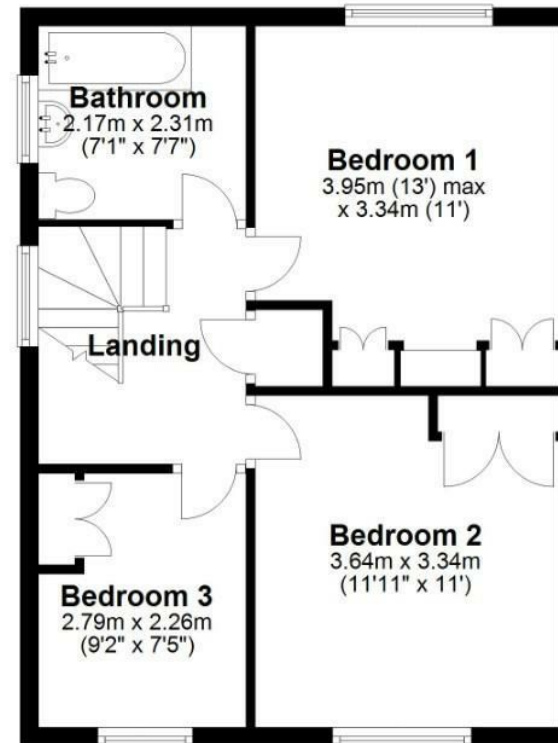
## Ground Floor

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



## First Floor

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



Total area: approx. 101.3 sq. metres (1090.3 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		
(81-91) B		
(69-80) C		
(55-68) D	67	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



