



121 Histon Road, Cambridge, CB4 3JD  
Guide Price £450,000 Freehold



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**A VERSATILE BAY-FRONTED HOUSE OFFERING GREAT SCOPE FOR FURTHER IMPROVEMENT AS EITHER A FAMILY HOME OR INVESTMENT PURCHASE, BENEFITTING FROM DRIVEWAY PARKING AND AVAILABLE WITH NO ONWARD CHAIN**

- 3 double bedrooms and additional bedroom
- Open plan kitchen/dining room
- Excellent potential for further improvement
- Large rear garden
- Driveway parking for two cars
- Prime city location

121 Histon Road is a 3-bedroom terraced house excellently located for access to the city centre, good schooling and transport links. The property is of rendered elevations under a pitched tiled roof and comes with the benefit of two off-road parking spaces, large rear garden and no onward chain. To the ground floor, there is a separate entrance hall which provides access to the front room, kitchen, living room and first floor accommodation. The front room is extremely versatile and, although currently arranged as a spacious double bedroom with bay window, could be used as a separate sitting room for family living. To the rear, there is a large open plan kitchen/living room with views over the rear garden and access via french doors. The kitchen is equipped with an array of base and eye level cabinets, sink with mixer tap, electric fan over, 4-ring electric hob, extractor and space for several appliances. There is also a sizable understairs pantry. Upstairs, there are two double bedrooms, additional single bedroom and family bathroom. The family bathroom is fitted with white 3-piece suite including, toilet, basin and bath with overhead shower. Outside, there is driveway parking for two cars to the front, and a large rear garden which is mainly laid to lawn and offers a brick-build outbuilding. There is also access to the rear of the garden via a passage at the end of the terrace.

**Location**

Histon Road is conveniently situated just to the north of the City centre, well placed for access to Cambridge Science Park and the A14. There are local shopping facilities in the immediate vicinity with schooling for all age groups in the area including Mayfield Primary School and Chesterton Community College both within 1 mile. In addition there is a recreation ground located just off Histon Road and the City centre can be reached on foot, bicycle or bus.

**Agent's Note**

Photos taken June 2021.

The property is currently tenanted and will be vacated in July 2022.

**Services**

All mains services connected

**Statutory Authorities**

Cambridge City Council

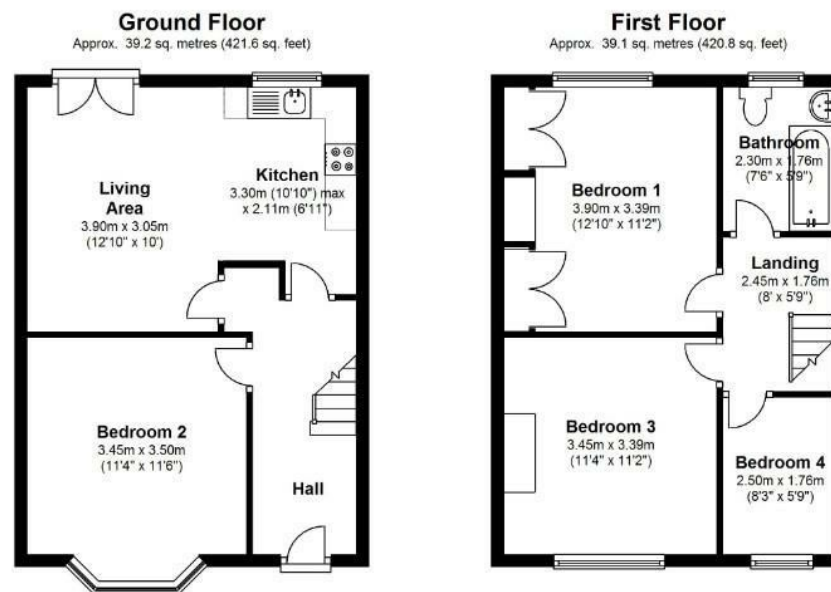
**Fixtures and Fittings**

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

**Viewing**

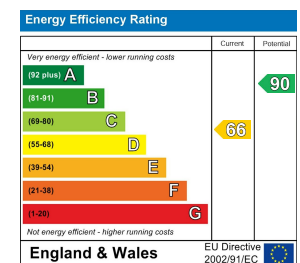
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris





Total area: approx. 78.3 sq. metres (842.4 sq. feet)

All measurements are approximate  
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.

