



67 Histon Road, Cambridge, CB4 3JD
Offers In Excess Of £650,000 Freehold



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A FOUR-BEDROOM VICTORIAN HOME, ENJOYING A NEAR CENTRAL CITY LOCATION AVAILABLE WITH NO ONWARD CHAIN.

- Victorian mid-terrace house
- 1488.6 sqft / 138.3 sqm
- 4 bedrooms, 1 bathroom, 2 reception rooms
- Gas-fired central heating to radiators
- West-facing garden
- EPC - D / 61
- Council tax band - D
- Chain free
- Residents permit parking
- Generates a yearly income of circa £40,000

A beautifully proportioned Victorian mid-terrace home, ideally situated on the ever-popular Histon Road, combining period charm with generous living spaces and a highly desirable west-facing garden.

The property offers great scope for enlargement, subject to relevant consent, and has recently undergone modernisation and redecoration throughout to an impressive standard. The property is currently operating as a successful Airbnb short-term rental, this property offers an excellent opportunity for investors generating a yearly income of circa £40,000.

Retaining much of its original character, the property features attractive sash windows that flood the interiors with natural light, complemented by high ceilings and well-balanced accommodation arranged over two floors. The welcoming entrance hall leads to a spacious dual-aspect sitting and dining room, providing an ideal setting for both everyday living and entertaining. To the rear, the extended kitchen/breakfast room enjoys views over the garden and offers ample space for family dining, with direct access to the outside. A ground floor cloakroom completes the accommodation.

Upstairs, there are four well-proportioned bedrooms, including a generous principal bedroom to the rear, together with a modern four-piece family bathroom.

Outside, the delightful west-facing rear garden is laid to lawn with a patio area enclosed by fencing, with residents permit parking

Location

Histon Road is conveniently situated just to the north of the city centre, well placed for access to the University, 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 close by. In addition, there is a recreation ground located just off Histon Road and the city centre can be reached on foot, bicycle or bus.

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

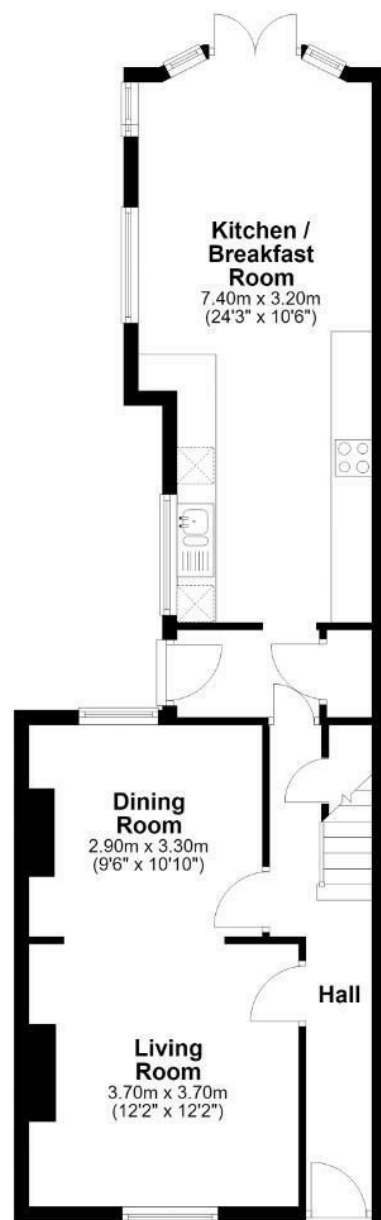
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris





Ground Floor

Approx. 69.1 sq. metres (744.3 sq. feet)



First Floor

Approx. 69.1 sq. metres (744.3 sq. feet)



Total area: approx. 138.3 sq. metres (1488.6 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	EU Directive 2002/91/EC	

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.





