



HISTON ROAD
Cambridge

Carter Jonas

HISTON ROAD, CAMBRIDGE, CB4 3LE

- Cambridge North Railway Station - approx. 2 miles
- River Front - approx. 0.7 miles
- Cambridge City Centre - approx. 1.5 miles

Deceptively spacious • Well-presented throughout •
Car-port parking • Less than 2 miles from City Centre
• Close to 800 sq.ft of accommodation • Three good
sized bedrooms • EPC rating C

DESCRIPTION

The well-proportioned accommodation comprises a small entrance hall, sitting/dining room, kitchen, three bedrooms, a bathroom and ensuite. Externally enjoying a sizeable rear garden and car-port parking.

Entering into a small entrance hall, which in turn leads to the sitting/dining room with windows to both front and rear aspect and fitted storage. The kitchen is stylishly fitted with an integrated oven and hob with further space for freestanding appliances. Windows to rear and side aspect and a door leading to the rear garden.

Stairs rising to the spacious landing with loft access. The master bedroom enjoys a feature fireplace, window to front aspect and an extensively tiled ensuite with a shower cubicle, wash handbasin, heated towel rail and WC. The spacious second bedroom is positioned to the rear of the property with the third at the front. The bathroom enjoys a bath with a shower over, WC, wash handbasin, heated towel rail, storage and window to rear aspect.

A WELL-PRESENTED AND DECEPTIVELY SPACIOUS THREE-BEDROOM HOUSE OFFERING CLOSE TO 800 SQ.FT OF ACCOMMODATION AND BOASTING CAR-PORT PARKING TO THE REAR OF THE PROPERTY.



OUTSIDE

The front of the property enjoys a small paved courtyard providing a divide between the path and front door, with established shrubs. The rear garden is predominately paved and fully enclosed with a rear car-port providing off road parking.

LOCATION

Conveniently situated 1 mile to the north of the city centre and close to good Primary and Secondary schools. Histon Road has a range of local amenities nearby including local shops, post office, pharmacy, public house and petrol station. There is a regular bus service on Histon Road and excellent main road links. The A14, linking to the A11/M11, is just over a mile away.

ADDITIONAL INFORMATION

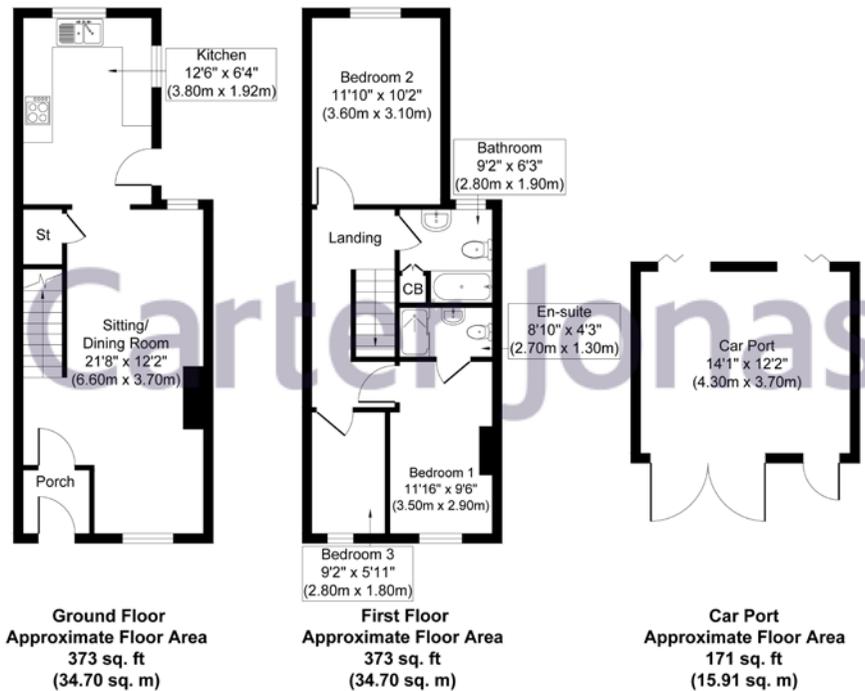
Tenure: Freehold

Services: Gas fired central heating, Mains water, gas, drainage and electricity

Local Authority: Cambridge City Council

Viewings: Strictly by appointment with the Selling Agents, Carter Jonas 01223 403330





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82-)	A		
(81-91)	B		89
(63-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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