



1 PINE COURT, IMPINGTON, CAMBRIDGE, CB24 9ZT

Asking Price £255,000

TYLERS.NET

A one bedroom three storey home with garage and driveway occupy an excellent position alongside the guided busway linking the Cambridge Science Park and Cambridge North Station - an ideal first purchase or buy to let investment in such a strong location.



Impington is justifiably one of the most sought-after villages near the city just three miles from the actual centre yet pleasantly located close to open countryside. The Cambridge by-pass gives direct and easy access to the M11 motorway, London and other parts of the country with the guided busway linking the Cambridge Science Park, Cambridge North Station and Addenbrookes by bus or cycleway. Boasting excellent facilities including a varied range of shops, doctors, dentist and public houses sat around a central picturesque Histon Brook. Schooling is provided for all ages, with two primary schools and the outstanding Impington Village College and Sixth Form offering the International Baccalaurate, providing educational and recreational facilities for all the community.

- Three storey modern one bedroom townhouse
- Garage and driveway
- Electric heating and wooden double-glazed windows.
- Vacant possession with no upward sales chain.
- Ideal first purchase or buy to let investment expected to let for around £1200pcm.
- Superb position close to the Guided Busway linking Cambridge Science Park and the Cambridge North Station.

Ground Floor

A part glazed entrance door with intercom alongside opens to an entrance hall with a wooden floor with a replaced electric heater and stairs to the first floor.

First Floor

Landing with stairs to the second floor with the telephone entrance system and thermostat. Kitchen breakfast lounge, open as one to comprise a kitchen with several high- and low-level cupboard units with a round edged work surface and breakfast bar, splashback tiling, integrated hob and oven with a concealed extractor hood, freestanding washing machine and fridge freezer, inset sink and drainer, recently replaced floor covering, wall mounted electric heater. Lounge with tin windows to the front and a replaced electric heater.

Second Floor

Landing with loft access to the roof space and a built-in shelved airing cupboard.

Bathroom comprises a panelled bath with an electric shower unit over, WC, pedestal wash

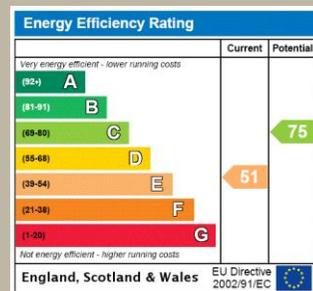
handbasin, splash back tiling, extractor fan, recently replaced flooring, light fitting with shaver socket. Bedroom with front dormer window, overlooking, in part, the first-floor lounge.

Outside

A shared block paved driveway with parking bays, areas of lawn and mature trees along one side lead to a private drive in front of a single integral garage measuring internally 5.40m x 2.70m (17.72ft x 8.86ft) with an up and over door, light and power and the electric mains.

Note.

Freehold property with an annual service charge of around £400 paid every 6 months to cover all the maintenance of the communal areas at Pine Court. South Cambs District Council Council Tax Band C £2,065.16 for 2025



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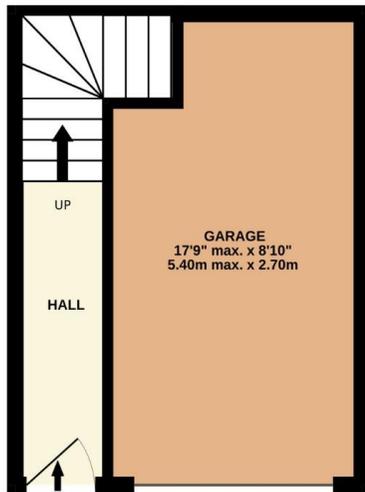
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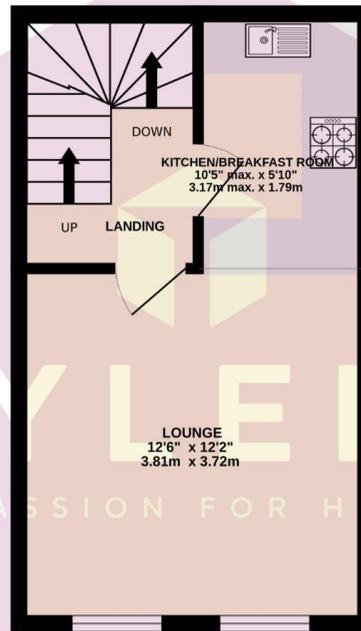
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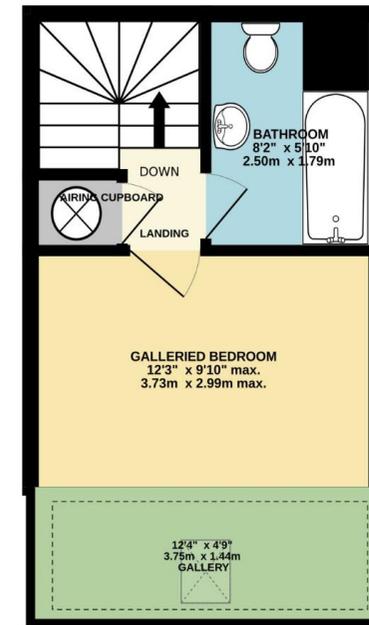
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



TYLERS
A PASSION FOR HOMES

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