



119 COTTENHAM ROAD, HISTON, CAMBRIDGE, CB24 9ET

Asking Price £475,000

TYLERS.NET

An attractive three bedroom semi-detached house with a generous garden set back in this sought after position and village requiring updating with vast potential to extend, subject to the necessary permissions - available with no upward sales chain.



Histon 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 Brook. Schooling is provided for all ages, with two primary schools and the outstanding Impington Village College and Sixth Form offering the International Baccalaureate, providing educational and recreational facilities for all the community.



- Three bedrooms. • First floor bathroom. • Storm porch. • Entrance hall.
- Bay windowed sitting room. • Kitchen with some appliances.
- Dining family room with feature fireplace and double doors to the garden.
- Gas radiator central heating and replaced uPVC double glazing. • Driveway and front garden.
- 26m long rear garden with garage. • Set back private position with scope to update and change, subject to permissions.
- Requires updating throughout, note. the appliances and heating have not been tested.

Porch

Shallow arched porch with a replacement composite front door.

Entrance Hall

Stairs to the first floor with a built in cupboard beneath housing the replaced gas fired boiler, gas and electric mains.

Living Room

Bay windowed with a picture rail.

Dining/Family Room

With a feature gas fireplace with an attractive surround, double French doors to the rear with windows to either side maximising the natural light into the rear of the accommodation.

Kitchen

Basic units with work tops, sink and oven, gas hob and extractor hood with a window looking down the garden, side window and personal door.

First Floor

Galleried landing with side window and loft access to the roof space.

Bedroom 1.

With the front bay window and extensive built in wardrobes and a set of drawers.

Bedroom 2.

A good double with a cupboard housing the hot water cylinder.

Bedroom 3.

A single bedroom.

Bathroom

A white three piece suite with frosted window.

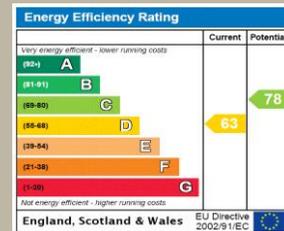
Outside

A part enclosed front garden sets the property back 8.21m providing off road parking. Ahead of the front garden and vehicular access the property owns part of the front mature border, running parallel with the front garden, providing an extra parking bay and screening the road.

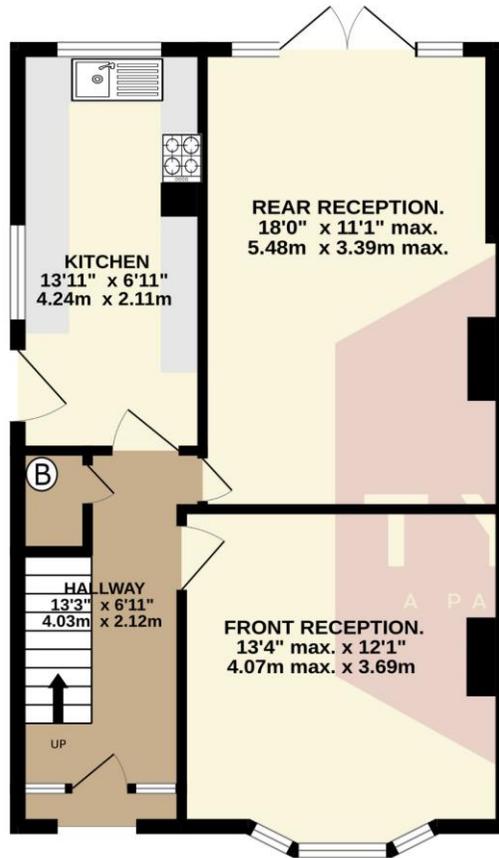
Gated side access leads to a feature long rear garden measuring approximately 27m x 8.20m wide with a brick built garage/store and replaced roof. a timber garden shed, a paved patio, lawn and shrubs and trees all backing onto a neighbour's garden.

Note.

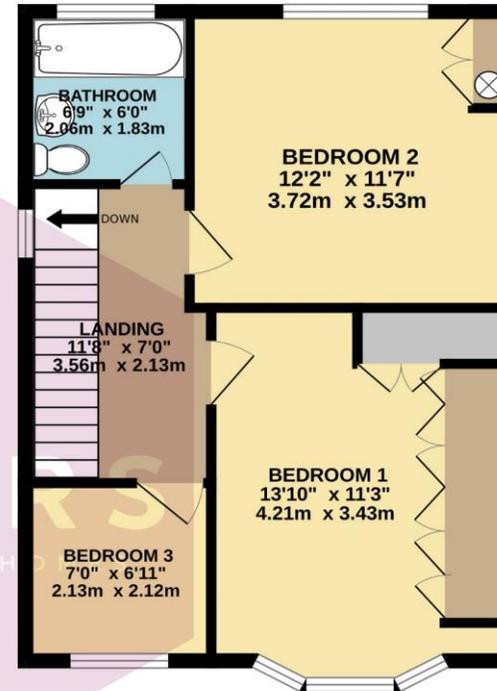
South Cambs District Council
Council Tax Band C £2,065.16 for 2025.



GROUND FLOOR



1ST FLOOR



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