



321 Histon Road, Cambridge, CB4 3NF
Guide Price £450,000 Freehold



A SPACIOUS THREE BEDROOM SEMI DETACHED HOUSE DATING FROM THE 1930S REQUIRING GENERAL UPDATING, GIVING EASY ACCESS TO THE CITY CENTRE AND WITH GARDEN, OFF STREET PARKING AND GARAGE

Entrance hall • sitting room with bay window • living/dining room with French door to garden • kitchen/breakfast room • cloakroom • three bedrooms • bathroom • separate wc • parking space • single garage • front and rear gardens • gas radiator heating • UPVC double glazed windows

321 Histon Road is a spacious three bedroom semi detached 1930s house of brick and part pebble dash elevations under a tiled roof. The accommodation includes spacious sitting room with walk in bay, living/dining room with French door to garden, kitchen/breakfast room with side door to parking area and garage, door to cloakroom. On the first floor are three bedrooms, bathroom and separate wc. The property has the benefit of a gas fired radiator heating system and replacement UPVC windows throughout. The front garden is about 24' max width by about 21' depth with a concrete driveway leading to a single garage. The rear garden is about 68' deep by about 24' average width, laid mainly to lawn with a garden shed.

KEY FEATURES

- Offered with immediate vacant possession
- 3 bedrooms
- Spacious accommodation of about 1025 sqft
- Off road parking and garage
- Potential to extend (subject to planning)

LOCATION

Histon Road is a convenient location just north of the City centre. No. 321 is about 0.4 miles from the shops on Histon Road with the City centre being about 1.25 miles distant. The A14 is about 0.5 miles to the north. Schooling is at Mayfield Primary School and Chesterton Community College.

AGENTS NOTE

Subject to probate being granted. Probate was applied for in late January 2019.

SERVICES

All mains services are connected.

STATUTORY AUTHORITIES

- Cambridge City Council
- Cambridgeshire County Council

FIXTURES AND FITTINGS

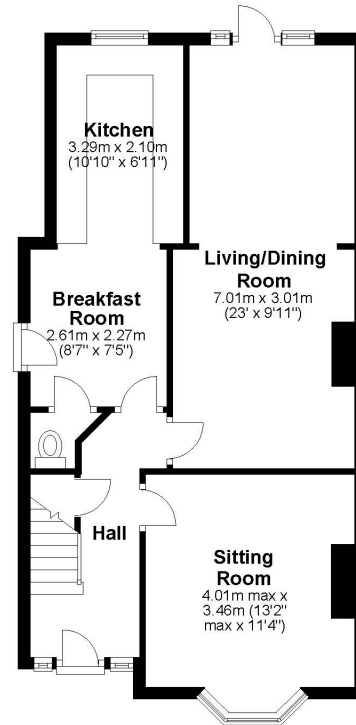
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

VIEWING

Strictly by appointment through Redmayne Arnold and Harris:
7 Dukes Court, 54-64 Newmarket Road, Cambridge, CB5 8DZ T: 01223 323130

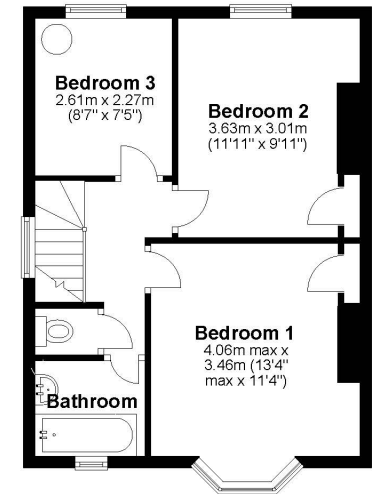
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-64)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		76	51
England, Scotland & Wales			

Ground Floor



**321 Histon Road
Cambridge**

First Floor



Approx. gross internal floor area 95 sqm (1025 sqft)



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.