



Narrow Lane, Histon Cambridge CB24 9HD



welcome to

Narrow Lane, Histon Cambridge

A three bedroom semi-detached family home with a garage en bloc in the very heart of this sought after village a few minutes' walk from the High Street available with the benefit of vacant possession and no upward sales chain.

Location

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 Baccalaurate, providing educational and recreational facilities for all the community.

Accommodation

Entrance Hall

stairs to the first floor with a built in cupboard beneath housing the gas and electric meters. Doors to:-

Cloakroom

The all-important ground floor WC with vanity wash hand basin, plumbing for washing machine and opaque window to front aspect.

Kitchen

comprising of a stainless steel sink unit in front of double glazed window to front aspect. A range of top and base units with roll top work surfaces over. Electric cooker point with extractor fan over. Cupboard housing the warm air heating. Laminate flooring opening through to:-

Dining Area

with double glazed window to rear aspect. Laminate flooring. Opening through to:-

Living Room

with laminate flooring. Sliding patio doors out to the garden. Door leading back to the hallway.

First Floor Landing

with loft access. Opaque window on the half landing. Doors to:-

Bedroom 1

with double glazed window to rear aspect and built in double wardrobe.

Bedroom 2

with double glazed window to front aspect, built in wardrobe and airing cupboard.

Bedroom 3

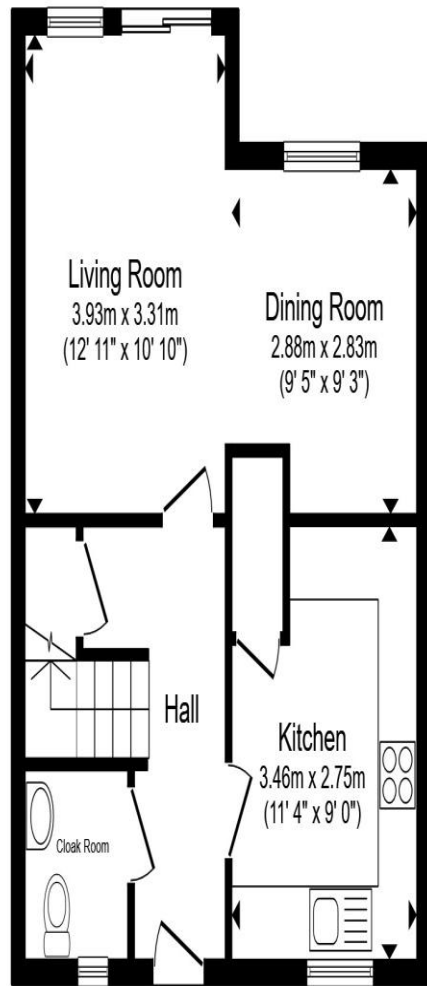
with double glazed window to rear aspect. Built in wardrobe.

Bathroom

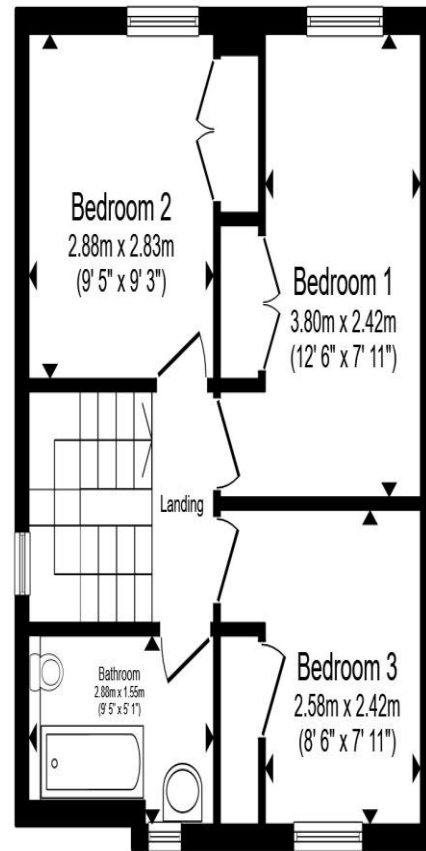
comprising of a pedestal wash hand basin. Panelled bath. Close coupled W.C. Electric heated towel rail. Opaque double glazed window to front aspect.

Outside

open plan front garden laid mainly to lawn with paved pathway leading to front door. There is an enclosed rear garden laid mainly to lawn with shrubs and borders along with a timber shed. The garage is located in a nearby block.



Ground Floor



First Floor

Total floor area 82.1 m² (884 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



welcome to
Narrow Lane,
Histon Cambridge

- Semi Detached House
- Three Bedrooms
- Cloakroom
- Kitchen/Diner
- Living Room

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£400,000



view this property online sequencehome.co.uk/Property/HIS100273



Property Ref:
HIS100273 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Tylers is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



01223 214400



histon@tylers.net



19 High Street, CAMBRIDGE, Cambridgeshire,
CB24 9JD



sequencehome.co.uk