



**Poplar Road, Histon CAMBRIDGE CB24 9LN**



***welcome to***

## **Poplar Road, Histon CAMBRIDGE**

A modern two bedroom terraced home in popular location within the village presented to an immaculate standard throughout with a premium refitted kitchen and new boiler.

### **Entrance Hall**

with stairs leading up to the first floor. Wall mounted consumer unit. Engineered wood flooring. Radiator. Doors to:-

### **Kitchen**

which has recently been refitted and comprises of a stainless steel sink unit in front of double glazed window to front aspect. Plumbing for washing machine and integrated slimline dishwasher. A quality range of top and base units with quartz work surfaces over and splash back. Electric oven. Induction Hob. Electric extractor fan. Under counter integrated fridge/freezer. Kickboard heater.

### **Living Room**

with large replacement sliding patio doors leading out to the rear garden. Cupboard leading under the stairs. Engineered wood flooring. Double radiator.

### **First Floor Landing**

with access to boarded loft area which also has lighting. Doors to:-

### **Bedroom 1**

with double glazed window to rear aspect. Radiator. Engineered wood flooring. Built in wardrobes and an Airing cupboard.

### **Bedroom 2**

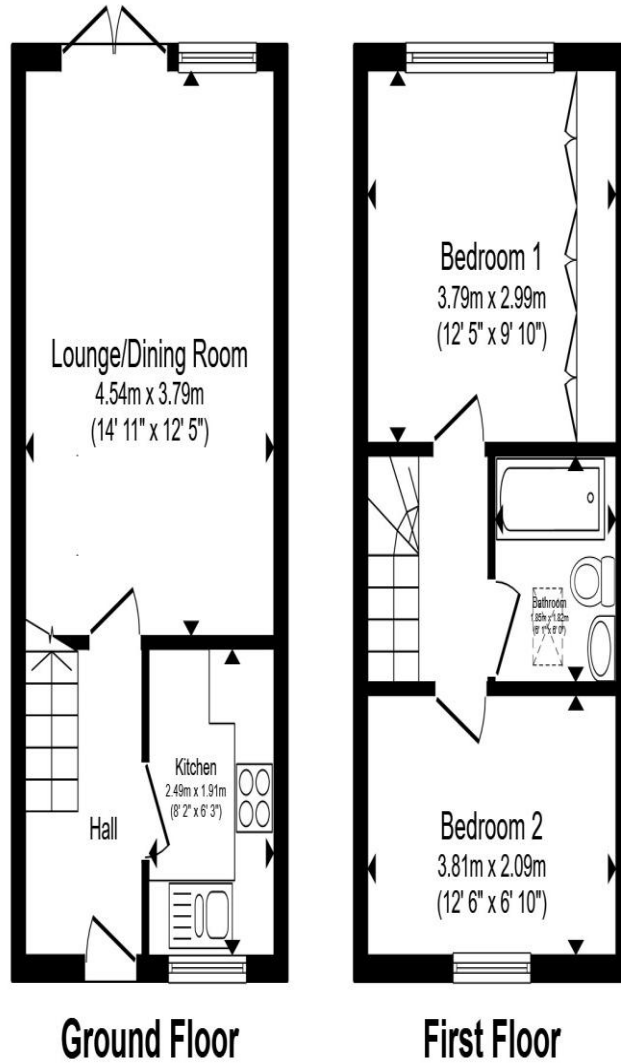
with double glazed window to front aspect. Radiator. Engineered wood flooring. Built in wardrobes.

### **Bathroom**

comprising of a close coupled W.C. Pedestal wash hand basin. Panelled bath with shower over. Velux window. Tiled surround. Extractor fan. Radiator.

### **Outside**

there is a brick block paved driveway to the front providing off road parking. Useful storage cupboard. To the rear is an enclosed garden with shrubs and borders along with a paved patio area. Opposite the property is visitors parking and wooded area.



Total floor area 53.8 m<sup>2</sup> (579 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](http://www.focalagent.com)



**welcome to**  
**Poplar Road,**  
**Histon CAMBRIDGE**

- Immaculate Terraced House
- Two Double Bedrooms
- Refitted Kitchen with fitted appliances
- Living Room with large patio doors out to the garden
- First Floor Bathroom

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

**£365,000**



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Property Ref:  
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**01223 214400**



[histon@tylers.net](mailto:histon@tylers.net)



19 High Street, CAMBRIDGE, Cambridgeshire,  
CB24 9JD



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