



New Road, Impington Cambridge CB24 9LU



welcome to

New Road, Impington Cambridge

Built as one of a pair within this non-estate location close to Impington village college and guided busway, this is a three bedroom semi detached family home offers scope for further improvement and benefits from an enclosed garden and single garage.

Entrance Hall

with stairs leading to the first floor. Radiator. Laminate flooring. Wall mounted fuse box. Door to:-

Living Room

with double glazed window to front aspect. Radiator. Cupboard leading under the stairs. Opening through to:-

Dining Room

with double glazed window to rear aspect. Laminate flooring. Radiator. Door to:-

Kitchen

with a range of top and base units and roll top work surfaces over. Stainless steel sink unit in front of double glazed window to rear aspect. Plumbing for washing machine. Wall mounted gas boiler. Tiled flooring. Part glazed door leading to the garden.

First Floor Landing

Loft access. Airing cupboard. Doors to:-

Bedroom 1

with double glazed window to front aspect. Radiator. Chimney breast.

Bedroom 2

with double glazed window to rear aspect. Radiator. Door recess.

Bedroom 3

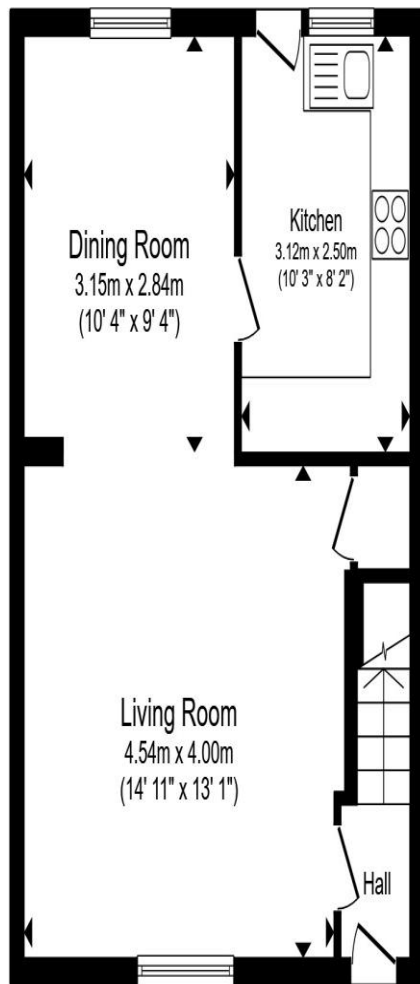
with double glazed window to rear aspect. Radiator.

Shower Room

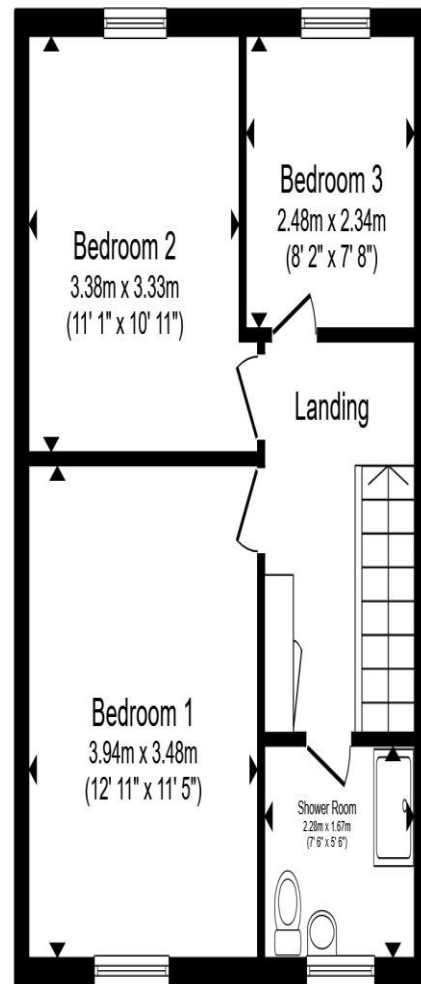
comprising of a low level W.C. Pedestal wash hand basin. Shower cubicle. Opaque double glazed window to front aspect. Radiator.

Outside

there is a gravelled front garden area with pathway leading to the front door. There is an enclosed rear garden with paving stones, gravelled area and raised beds. Gated access leading to a parking space and garage.



Ground Floor



First Floor

Total floor area 86.2 m² (928 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
New Road,
Impington Cambridge

- Semi Detached Family Home
- Three Bedrooms
- Living Room
- Dining Room
- Kitchen

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

£375,000



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Property Ref:
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