



TuckerGardner

Histon Road, Cambridge, Cambridgeshire, CB4 3JD

Guide Price £450,000



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This three bedroom period property offers buyers the chance to renovate and truly make their own. Requiring internal refurbishment throughout, the house offers incredibly spacious accommodation for sale with the benefit of no onward chain. Histon Road is conveniently located within close proximity to the city centre, a short cycle from Cambridge North railway station and local shopping facilities are readily available.

The property comprises an entrance hall leading to the open plan living / dining room. The house benefits from a double storey extension; giving a large kitchen space leading to a sizeable utility room. Patio doors lead from the dining room to the rear garden, which can also be accessed through the utility room.

To the first floor are three spacious bedrooms with the master being particularly large, as well as a family bathroom with separate w.c.

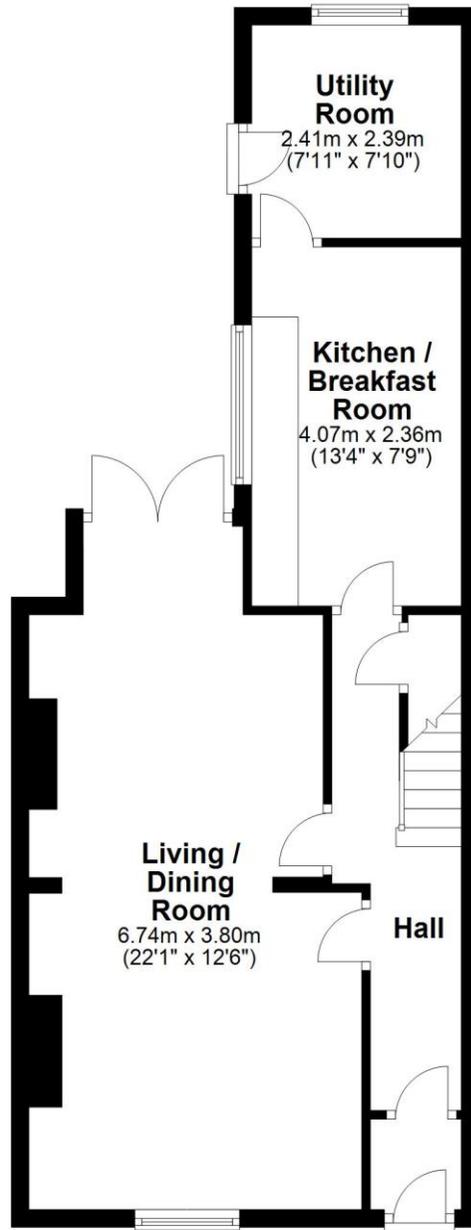
Externally the property benefits from an enclosed rear garden, a walled front garden and on street parking.

Agent's note: part of the rear garden has been retained for the construction of a two bedroom detached dwelling.



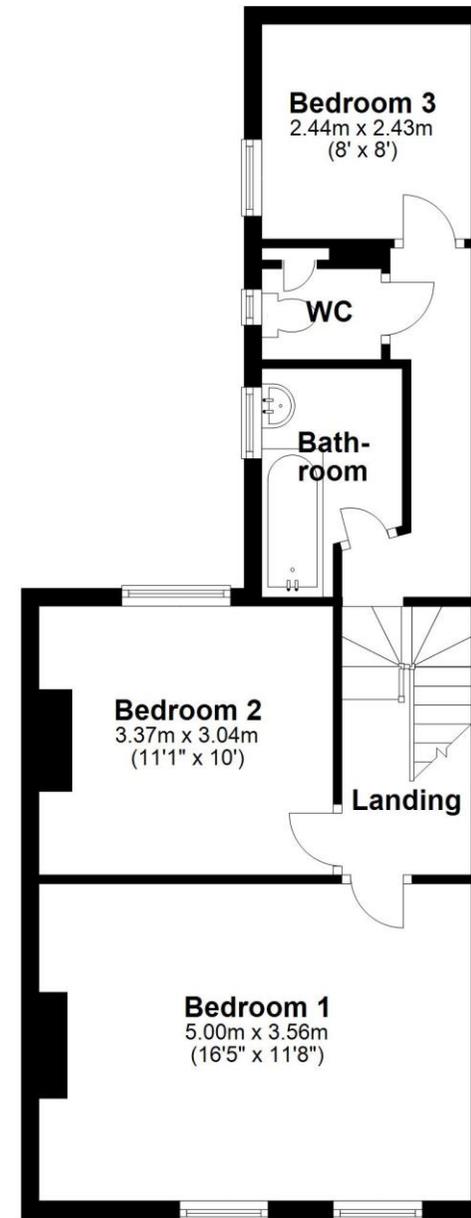
Ground Floor

Approx. 51.0 sq. metres (549.2 sq. feet)



First Floor

Approx. 48.3 sq. metres (520.1 sq. feet)



Total area: approx. 99.3 sq. metres (1069.3 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



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Viewing arrangement by appointment 01223 350800

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. **Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.**

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