



126 HISTON ROAD
Cambridge

Carter Jonas

126 HISTON ROAD, CAMBRIDGE, CB4 3JP

- Cambridge City Centre – approx. 1 mile
- Cambridge Railway Station – approx. 2 miles
- A14 Junction – approx. 1.5 miles

3 Bedrooms • Kitchen breakfast room • Sitting room • Study • Large rear garden • Private off-road parking area for 2 cars at the rear • Potential to extend (STPP) • No upward chain • EPC rating C

DESCRIPTION

The double glazed property sits back from the road behind a low maintenance paved and gravelled front garden and is located just a short distance from the city centre. There is a spacious sitting room to the front of the property; this benefits from a large bay window which provides a good supply of natural light. To the rear is the well equipped kitchen breakfast room with double doors to the garden and a separate study.

On the first floor there are three bedrooms. The main bedroom overlooks the garden and there is a power shower in the good sized bathroom.

OUTSIDE

The front of the property is enclosed by a slatted fence. The long rear garden is mainly laid to lawn and is enclosed by wooden fencing. There is a seating area near the house and a bicycle shed next to the rear gate which provides access to the private parking area. Potential to extend into the generous rear garden, subject to building regs/ planning permission.

PERIOD CITY HOME, LOCATED JUST TO THE NORTH OF CAMBRIDGE CITY CENTRE WITH GENEROUS GARDENS AND PRIVATE DRIVEWAY PARKING.



LOCATION

Conveniently situated 1 mile to the north of the city centre and close to good primary and secondary schools. Histon Road has a range of local amenities nearby including local shops, post office, pharmacy, public house and petrol station. There is a regular bus service on Histon Road and excellent main road links. The A14, linking to the A11/M11, is just over a mile away.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All mains services are connected

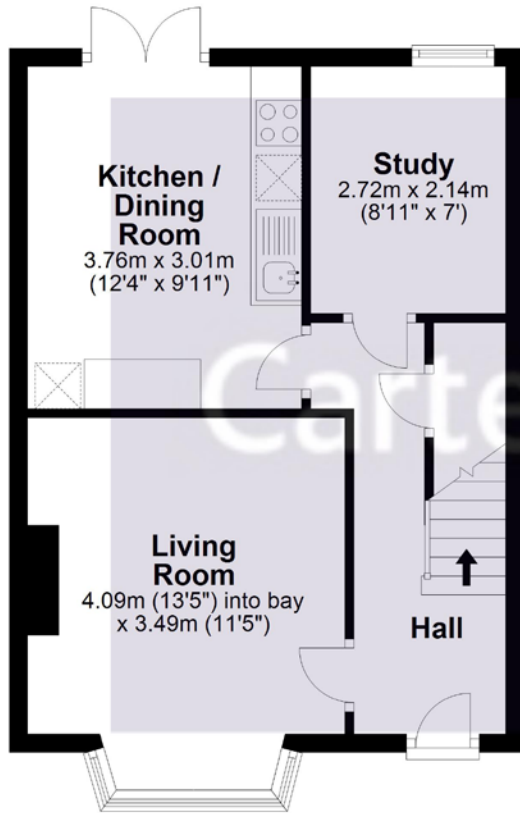
Local Authority: Cambridge City Council

Viewings: Strictly by appointment with the selling agents
Carter Jonas 01223 472011



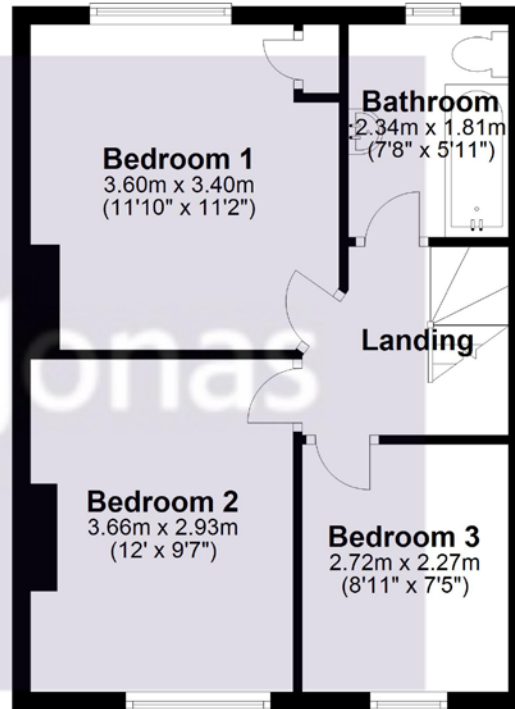
Ground Floor

Approx. 39.7 sq. metres (427.7 sq. feet)



First Floor

Approx. 38.8 sq. metres (418.1 sq. feet)



Total area: approx. 78.6 sq. metres (845.8 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		89
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Offices throughout the UK

IMPORTANT INFORMATION

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