



Alice Way, Histon
CB24 9YA

Pocock + Shaw

12 Alice Way
Histon
Cambridge
Cambridgeshire
CB24 9YA

Set in a really lovely traffic free position just to the north side of the village and just a short walk from the Primary school. With a southerly facing rear garden, conservatory and single garage to the rear

- Entrance hall
- Sitting room
- Kitchen dining room
- Conservatory
- Landing
- Three bedrooms
- First floor bathroom
- Enclosed rear garden
- Single garage
- Large front garden

Offers in region of £425,000



A well proportioned three bedroom semi detached family home set on a traffic free plot with large open plan front gardens, opening to make a lovely child friendly location. A southerly facing rear garden, and garage to the rear.

Histon primary school is just a short walk, and the village offers a wide range of shops and amenities, with several pubs, coffee shops and the guided busway.

Glazed entrance door to

Entrance hall Stairs rising to the first floor, radiator, single cloaks cupboard, door to:

Living room 13'4" x 12'9" (4.06 m x 3.89 m) Window to the front, built in under stairs storage cupboard. beech effect flooring. Opening to:

Kitchen dining room 17'9" x 8'11" (5.41 m x 2.72 m) Well fitted range of units with contrasting wood block effect work surface, inset single drainer one and a quarter bowl sink unit with mixer tap, space and plumbing for dishwasher and washing machine. Inset four burner ceramic hob and Zanussi single oven, extractor above. Matching range of wall mounted cupboards. Two windows to the rear, radiator and double sliding patio doors to:

Conservatory 9'6" x 8'2" (2.90 m x 2.49 m) Sealed unit double glazed windows to the rear and side, double French doors to the side.

Landing Access to loft space, single fitted cupboard, window to the side.

Bedroom one 11'4" x 11'2" (3.45 m x 3.40 m) Window to the front, radiator and double fitted wardrobe.

Bedroom two 11'1" x 9'0" (3.38 m x 2.74 m) Window to the rear, radiator and double fitted wardrobe.

Bedroom three 7'5" x 6'6" (2.26 m x 1.98 m) Window to the front, radiator and single fitted wardrobe.

Bathroom Fitted white suite with counter set wash basin, close coupled WC and bath, fitted shower above. Part ceramic tiling to the walls, window to the rear.

Outside To the front, there is a large open plan lawned area, with paved pathway, and gated pedestrian access to the rear.

A south facing rear garden with and block paved pathway and patio area, lawn and timber fencing to the side and rear boundaries.

Single garage 16'10" x 8'5" (5.13 m x 2.57 m) Set in a block of three to the rear, single up and over door.

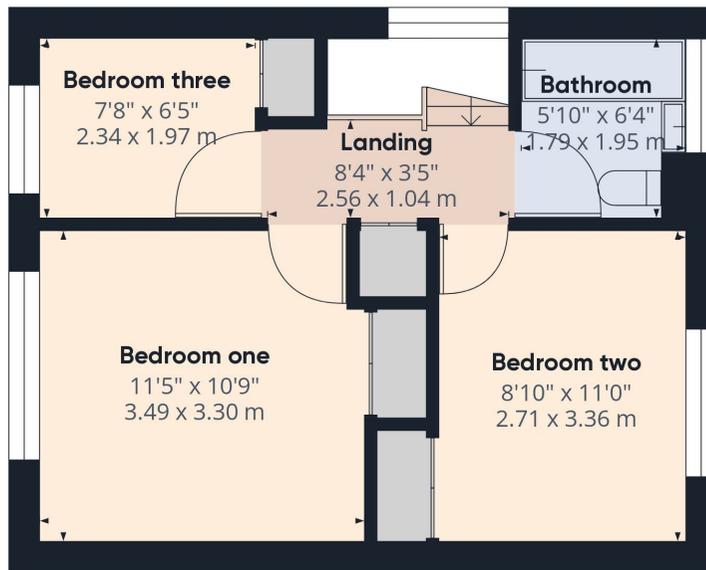
Tenure The property is Freehold. Annual charge to the residents' Greenleas Association (for the grounds maintenance of Parlour Close) of £60.

Council Tax Band C

Viewing By Arrangement with Pocock + Shaw



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



Approximate total area

836.34 ft²

77.7 m²



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested