



Kay Hitch Way, Histon  
CB24 9YR



pocock & shaw

Residential sales, lettings & management

30 Kay Hitch Way  
Histon  
Cambridge  
Cambridgeshire  
CB24 9YR

A very well presented and spacious two bedroom end of terraced bungalow, for the over 60's. Ideally set at the end of a residential cul de sac in this highly sought after village location. With an enclosed rear garden and off road parking to the front.

- Entrance porch and reception hall
- Sitting room
- Fitted kitchen
- Two bedrooms
- Store room
- Enclosed rear garden
- Shed and summer house

Shared Ownership £275,000



A very well presented two bedroom retirement bungalow in the highly sought after village of Impington, just north of Cambridge. With a well fitted kitchen, shower wet room and a gas fired radiator heating system on a 80% shared ownership basis.

A very well presented and spacious two bedroom end of terraced bungalow, for the over 60's on an 80% shared ownership basis. Ideally set at the end of a residential cul de sac in the highly sought after village of Impington, which offers a range of shops and amenities, all just a short walk away. With an enclosed rear garden and off road parking to the front.

**Porch and reception hall** Radiator, access to loft space.

**Sitting room** 16'1" x 10'5" (4.90 m x 3.17 m) Radiator, window to the front.

**Store room** 4'10" x 4'0" (1.47 m x 1.22 m) Power and light. Viessmann gas fired heating boiler.

**Bedroom one** 13'0" x 8'9" (3.96 m x 2.67 m) Radiator, window to the front. Double fitted wardrobe.

**Bedroom two** 8'9" x 8'0" (2.67 m x 2.44 m) Radiator, window to the rear.

**Shower wet room** Fitted suite, with pedestal wash basin, close coupled WC, shower area. Radiator, window to the rear. Single airing cupboard housing the hot water cylinder.

**Outside** 23'0" x 21'8" (7.01 m x 6.60 m) There is an open planned lawn area to the front, gated pedestrian access to an enclosed rear garden. Enclosed with timber fencing, patio, cold water tap. Timber summer house.

**Brick shed** 6'1" x 5'0" (1.85 m x 1.52 m) Brick walls with pitched tiled roof.

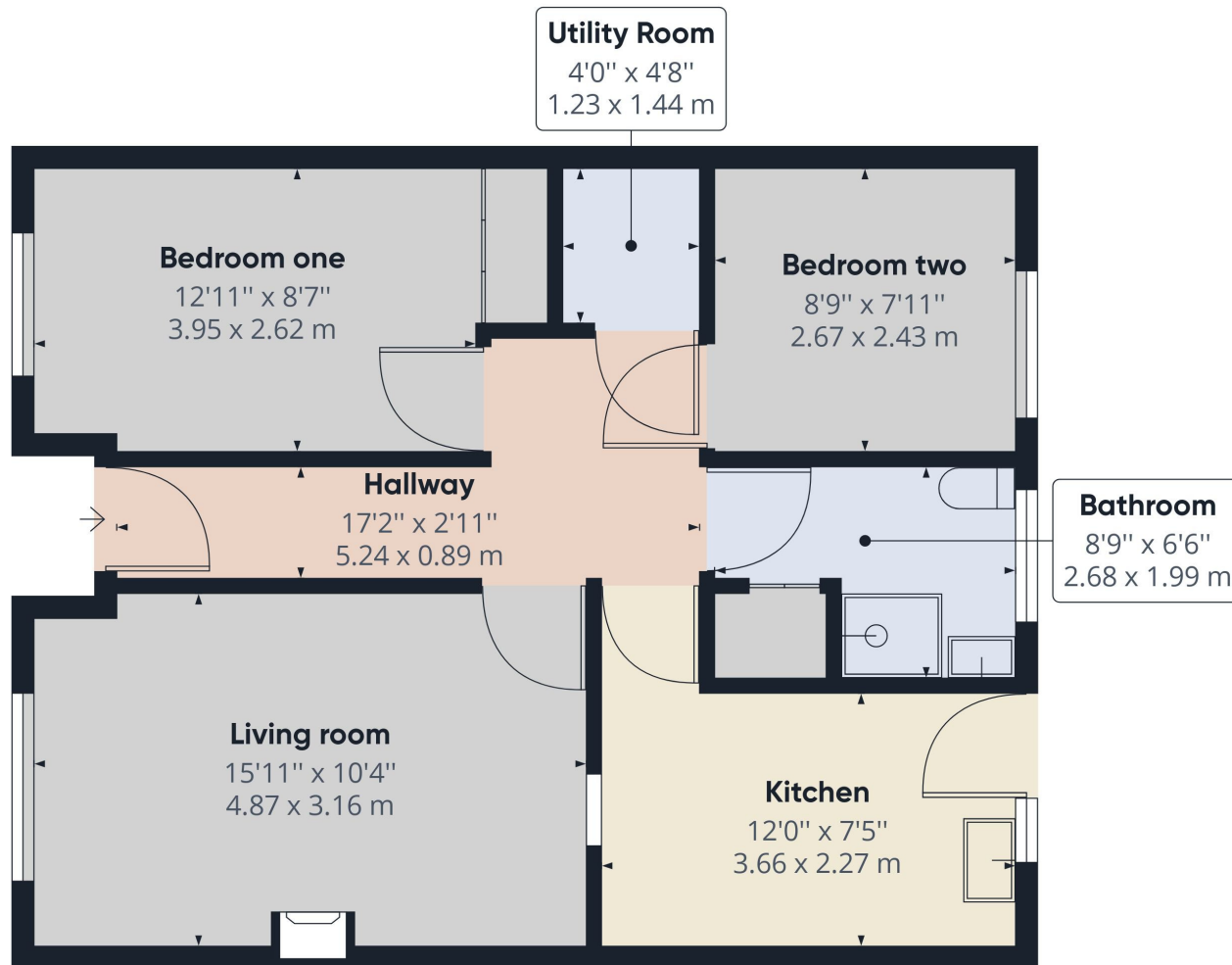
**Council tax** Band C

**Services** All mains services are connected.

**Tenure** Leasehold 80% shared ownership.  
Rent £16.20 per week  
Service Charge £292.74 per quarter  
Ground Rent £6.50 per quarter  
Insurance £7.41 per quarter

**Viewing** By prior appointment with Pocock and Shaw





**Approximate total area<sup>(1)</sup>**

613.60 ft<sup>2</sup>  
57.01 m<sup>2</sup>

**Bathroom**  
8'9" x 6'6"  
2.68 x 1.99 m

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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

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