



Youngman Close, Histon
CB24 9HR

Pocock + Shaw

4 Youngman Close
Histon
Cambridge
Cambridgeshire
CB24 9HR

Nicely presented two bedroom bungalow with off street parking, garage and front and rear gardens. Located in Histon, a village just north of the city, which is highly sought after and offering a wide range of shops and amenities.

- Entrance hall
- Sitting room
- Two bedrooms
- Fitted kitchen
- Sun room
- Bathroom
- Gas radiator heating system
- Enclosed rear garden
- Off road parking
- Single garage

Offers in region of £425,000



Histon is a highly sought after village location, just north of the city with plenty of village amenities, including shops, schools, library, cafes, pubs and eateries.

The bungalow is tucked away in this end of cul de sac position with off road parking and garage.

Part glazed entrance door to:

Reception hall Access to loft space, radiator.

Living room 16'4" x 10'11" (4.97 m x 3.33 m) Fitted gas fire, coved cornice, double sliding patio doors to sun room.

Kitchen 10'11" x 8'9" (3.32 m x 2.66 m) Well fitted range of modern units set under a rolled edge worksurface, inset single drainer stainless steel sink unit, single base unit. Continuation of work surface with stainless steel double oven, canopy extractor above. Wine rack, matching wall mounted cupboards. Coved cornice, window to the rear and door to sun room.

Sunroom 20'2" x 4'9" (6.15 m x 1.44 m) Windows to the rear garden, and double French doors to the garden.

Bedroom one 14'4" x 10'11" (4.36 m x 3.32 m) Window to the front, radiator and coved cornice.

Bedroom two 8'11" x 8'9" (2.71 m x 2.67 m) Window to the front, radiator and coved cornice

Bathroom 6'6" x 5'6" (1.98 m x 1.67 m) Fitted suite, with pedestal wash basin, close coupled wc and bath with shower over, part ceramic tiling to the walls, window to the side aspect.

Outside There is an open plan lawn area, block paved driveway leading to garage and gated pedestrian access to the rear garden.

Single garage Brick construction with single up and over door.

Rear garden A lawned garden with flower and shrub borders, patio area.

Services All mains services are connected

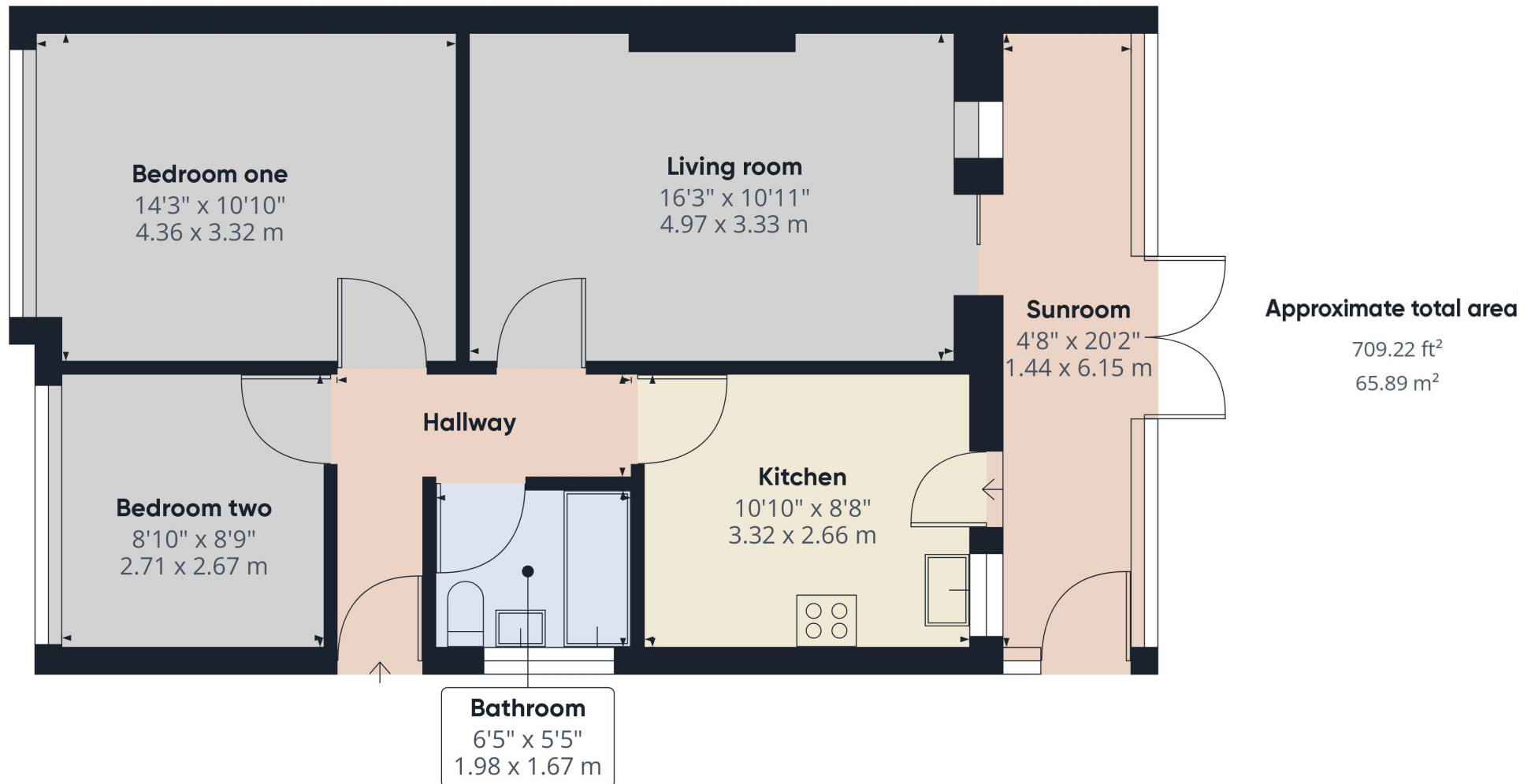
Tenure Freehold

Viewing By prior appointment with Pocock and Shaw

Council Tax Band C



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			



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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