Manor Park, Cambridge, CB24 9JT

£500,000 Freehold

HOCKEYS

ESTABLISHED 1885

SUMMARY

A three-bedroom, semi-detached home situated on a large corner plot within the always popular Histon under five miles from Cambridge North Station whilst being close to all local amenities and in the catchment area for excellent schooling. The accommodation comprises three reception rooms with the conservatory looking onto the rear garden as well as a galley kitchen and downstairs toilet. On the first floor is three bedrooms, bedroom two having integrated wardrobes and a family shower room. This fantastic home is a positioned on a special plot with large frontage as well as a rear garden that is mainly laid to lawn and provides parking for two cars along with a garage.

KEY FEATURES

- Three Bedrooms
- Semi-Detached
- Large Corner Plot
- Parking for Two Cars
- Garage
- No Onward Chain

LOCATION

Histon is located approximately 3 miles from Cambridge city centre, just north of the A14 and 13.5 miles from St. Ives. Both the A14 and M11 are only a short drive away making travelling to and from very convenient. There are also regular buses to and from Cambridge including the guided bus route, stopping at the Science Park.

In the village centre is a picturesque green with a duck pond and a children's play park. Schooling for 5-7-year-olds is provided by Histon and Impington Infant School, rated 'Good' by Ofsted, with 7-12-year-olds attending Histon and Impington Junior School, rated 'Outstanding'. Impington Village College is a mixed secondary school and international sixth form college, offering both A-levels and the International Baccalaureate Diploma Programme, also rated 'Good'.

Histon provides a good choice of shops and facilities including a doctor's surgery, two dental practises, mini supermarkets, a cycle shop and a petrol station. There are also six pubs between Histon and Impington, including The King Bill and The Red Lion.

Cambridge - 10 Mill Road, Cambridge CB1 2AD | Tel: 01223 356054 | E: cambridge@hockeys.co.uk
Newmarket - 97 High Street, Newmarket CB8 8JH | Tel: 01638 354553 | E: newmarket@hockeys.co.uk
Saffron Walden - Rowe House, Emson Close, Saffron Walden CB10 1HL | Tel: 01799 934136 | E: saffronwalden@hockeys.co.uk
Willingham - 23 Church Steet, Willingham, Cambridge CB24 5HS | Tel: 01954 260940 | E: willingham@hockeys.co.uk
Wisbech - 38 School Road, West Walton, Wisbech PE14 7ES | Tel: 01945 429842 | E: wisbech@hockeys.co.uk

www.hockeys.co.uk

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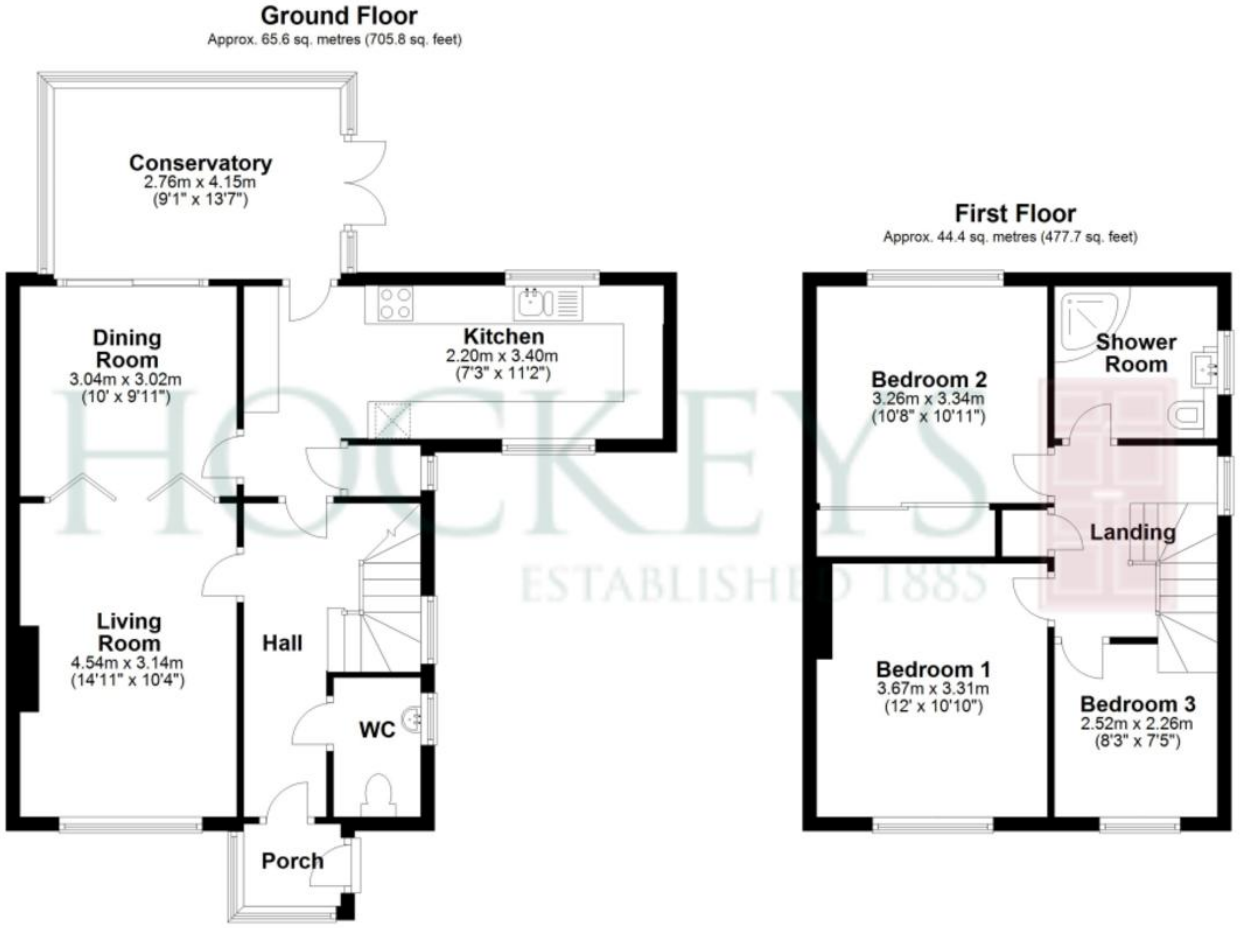

Total area: approx. 109.9 sq. metres (1183.4 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

ADDITIONAL INFORMATION

Local Authority
South Cambridgeshire

Council Tax Band
Tax Band D

Services
Gas Central Heating

Transport Links
Bus and Train

Energy Rating
Energy Efficiency Rating D

Tenure & Possession
Freehold

Vendors Position
No Onward Chain

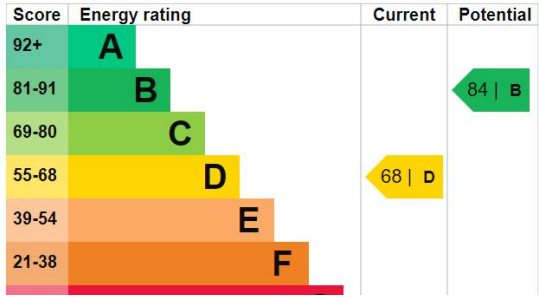

Illustration for identification purposes only; all rooms have been measured with electronic laser and are approximate measurements only and not to scale. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Hockeys Estate Agents for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.