



STATION ROAD, IMPINGTON, CAMBRIDGE, CB24 9NP

GUIDE PRICE: £325,000

157A Station Road, Impington, Cambridge, CB24 9NP

A thoughtfully designed and well-positioned, two bedroom, first floor, maisonette having been once part of Impington Post Office, occupying a popular village location and finished to a very high standard throughout.

2 double bedrooms – bathroom – entrance hall – living room – kitchen/dining room – gas fired central heating – double glazing – communal garden and gravelled area – allocated parking – no onward chain

Impington is an attractive and very popular village conveniently situated approximately three miles north of Cambridge. Good shopping facilities are provided by the neighbouring village of Histon and Impington Village College provides educational facilities up to the age of eighteen. In addition the property is well placed for access to the A14 and M11. The Guided Busway (running from Huntingdon Railway Station to Trumpington Park & Ride), provides a direct link to Cambridge City Centre, Cambridge Railway Station and Addenbrookes Hospital. Cambridge North Railway Station opened in May 2017, located in Chesterton, close to Cambridge Science Park, connecting to the Guided Busway and providing an interchange with Park & Ride and local bus services.

This first floor maisonette is one of two thoughtfully designed homes, situated in a highly sought after village location, within easy reach of the village centre and Vision Park, serving as an exciting prospect for first time investment.

The accommodation is predominantly carpeted throughout and comprises an entrance hall with loft access and entry to the impressive open-plan kitchen/dining/living room, wonderfully bright and finished to a superb standard. The kitchen benefits from a triple aspect and is fitted with a comprehensive range of units, finished with Quarella worktops. Integrated Bosch appliances include a fridge/freezer, microwave oven with grill, washer/dryer, dishwasher, oven and four-ring gas hob with extractor, the kitchen is finished with Karndean flooring and inset spotlights.



There are two double bedrooms, both of which benefit from southerly aspects. Of particular note is the stylish bathroom which includes built-in storage and comprises a low-level WC, wall-hung basin and P-shaped bath with shower over, complemented by attractive tiling, inset spotlights and a heated towel rail.

Outside the property has a shared gravelled driveway which leads to an allocated parking space and communal lawned areas located at the rear of the property. A staircase leads to the main entrance for No.157A.

Features of Note

- Unique property finished to an excellent standard
- Highly sought after village location
- Well-proportioned accommodation of over 828 sq ft
- Two double bedrooms
- No onward chain

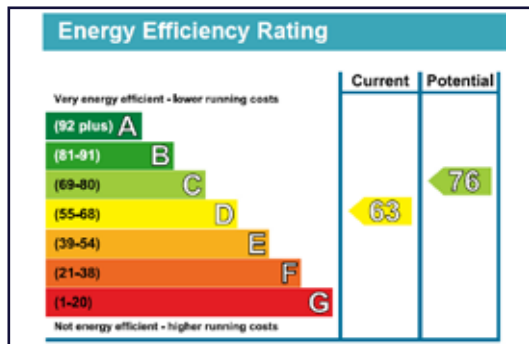
Services

All mains services are connected.

Tenure

The property is being offered for sale freehold with vacant possession upon completion.

Energy Efficiency Rating



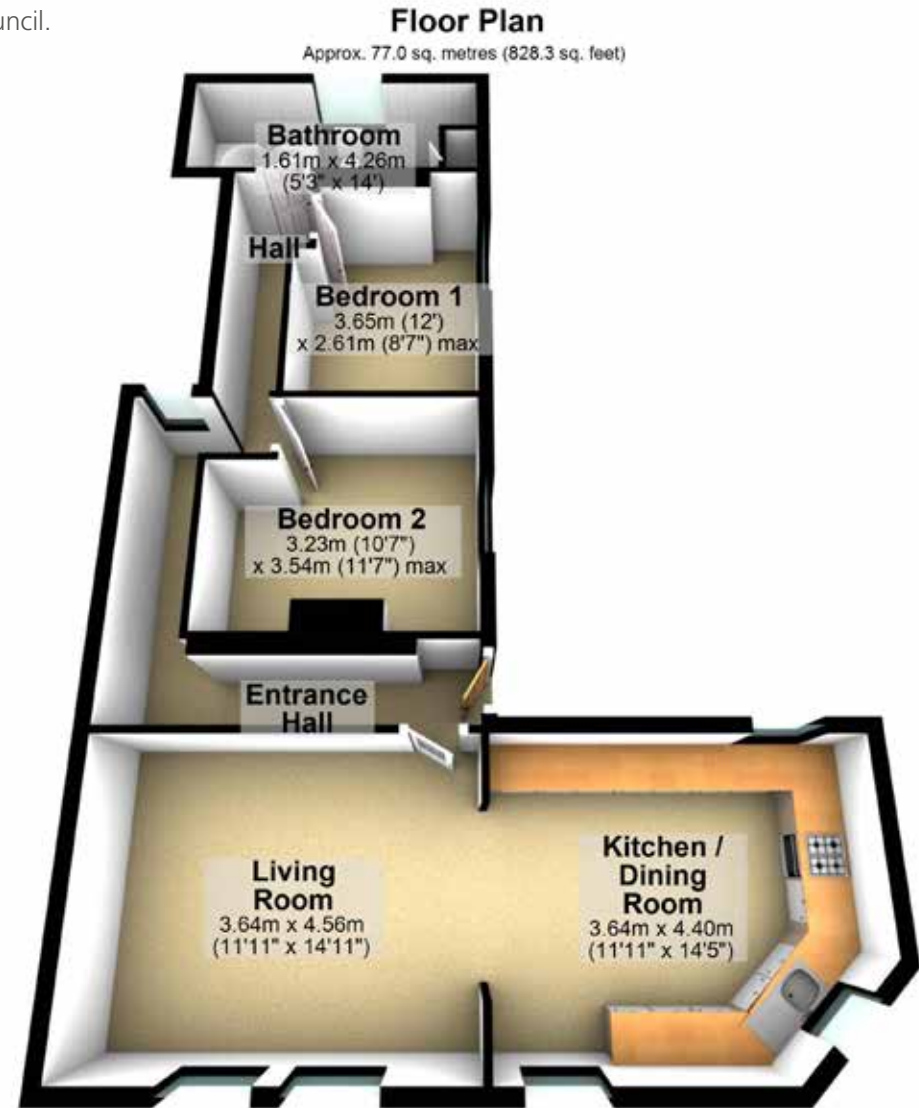
The full version is available on our website or on request.

Local Authority

South Cambridgeshire District Council.

Tel: 03450 450 500.

Tax Band: B



Total area: approx. 77.0 sq. metres (828.3 sq. feet)

NOT TO SCALE: For guidance purposes only

Copyright: TuckerGardner 2017



Important notice: TuckerGardner, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and TuckerGardner have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
3. Prospective purchasers should discuss any personal issues/expectations that they may have in relation to a new property with the agent in order to avoid arranging unsuitable viewings.