



STATION ROAD, IMPINGTON, CAMBRIDGE, CB24 9NP

GUIDE PRICE £325,000

157 Station Road, Impington, Cambridge, CB24 9NP

A modern and well-designed, two bedroom, ground floor maisonette offering well-proportioned accommodation and finished to a high standard, the property occupies a prominent position close to the heart of this ever popular village.

2 double bedrooms with en suite to bedroom 2 - bathroom - hallway - open-plan kitchen/living/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 3 miles north of Cambridge. Good shopping facilities are provided by the neighbouring village of Histon and Impington Village College (recently voted the best state funded secondary school in the region) 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 modern, ground floor, maisonette boasts well-proportioned accommodation of over 800 sq ft and occupies a prominent village location within striking distance of Vision Park and the village centre with its wide range of amenities.

The entrance leads through to a noteworthy open-plan kitchen/living/dining room, which benefits from a dual aspect. The kitchen has been fitted with a modern range of units and is 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 Kardean flooring and inset spotlights.



There are two double bedrooms, bedroom one is particularly spacious and bedroom two includes an en suite bathroom, comprising low-level WC, washhand basin and panelled bath with shower over, all complemented by attractive tiling. The inner hallway has a built-in storage cupboard and leads to the main bathroom, which has been fitted with a stylish suite and is finished with 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 lawn areas, located at the rear of the property.

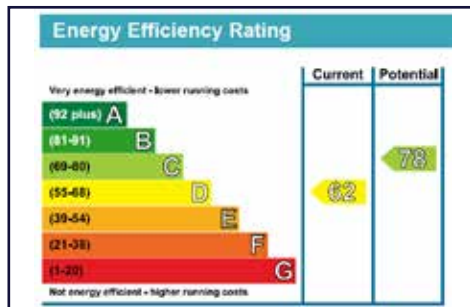
Features of Note

- Finished to a meticulous standard throughout
- Popular village location
- Offering over 800 sq ft of accommodation
- Two double bedrooms
- No onward chain

Services

All mains services are connected.

Energy Efficiency Rating



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

Tenure

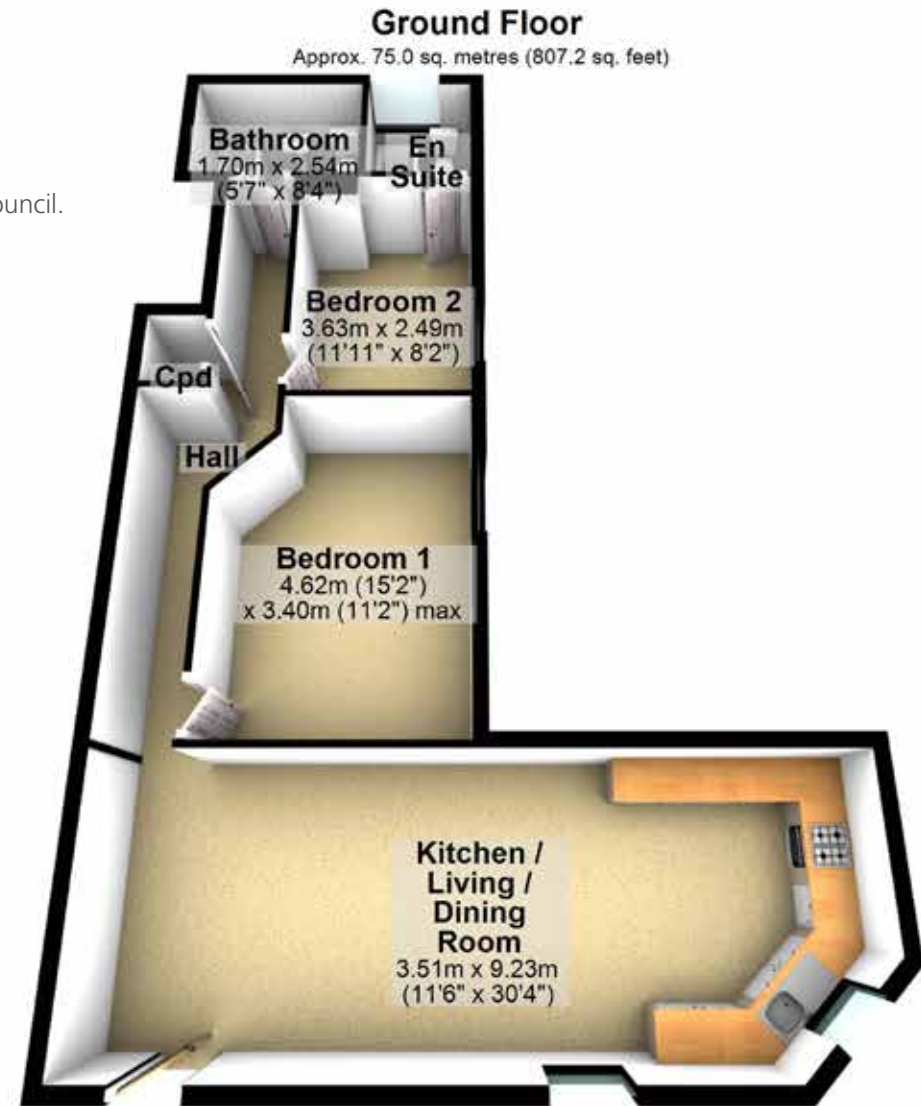
To be confirmed

Local Authority

South Cambridgeshire District Council.

Tel: 03450 450 500.

Tax Band: B



Total area: approx. 75.0 sq. metres (807.2 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

NOT TO SCALE: For guidance purposes only

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