



Mill Lane, Histon Cambridge CB24 9HW

welcome to

Mill Lane, Histon Cambridge

A smart and well-presented two-bedroom semi-detached bungalow, enjoying the added advantage of well-maintained gardens, a garage, and no onward chain. This appealing property offers comfortable single-storey living in a desirable setting, making it an ideal choice for a range of buyers.

Accommodation - Entrance Hall

The property benefits from a recently replaced entrance door, opening into an L-shaped hallway providing access to the principal rooms. There is loft access to the roof space, along with a useful built-in storage cupboard.

Kitchen

The kitchen comprises a range of wall and base units with roll-top work surfaces over. There is an electric/gas cooker point, plumbing for a washing machine, and a stainless steel sink with drainer. A built-in airing cupboard provides additional storage. A glazed personal door leads to the rear garden, with a double glazed window alongside allowing for good natural light.

Living Room

The living room features a gas fireplace and sliding patio doors leading out to the rear garden, maximising natural light to the rear of the property. Radiator.

Bedroom One

A good-sized double bedroom positioned to the front of the bungalow, featuring a double glazed window and radiator.

Bedroom Two

A generous single bedroom positioned to the front of the bungalow, featuring a double glazed window and radiator.

Shower Room

The shower room has been refitted with a walk-in shower, low level WC, and pedestal wash hand basin. The room features fully tiled walls, an opaque double glazed window to the side aspect, and a heated towel rail.

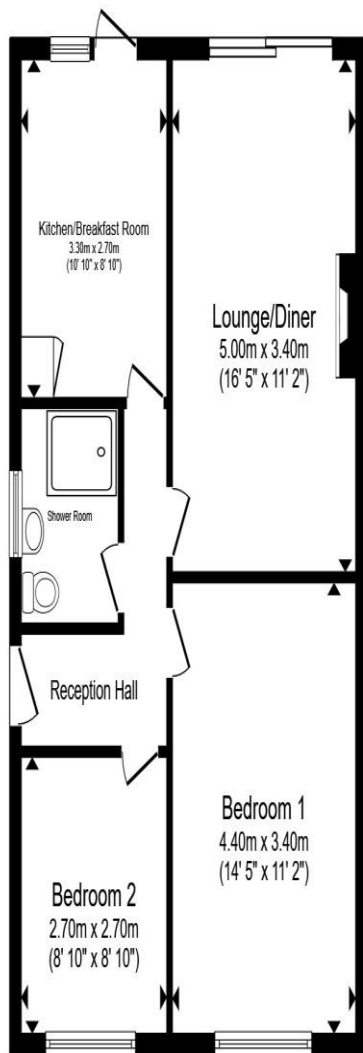
Outside

A well-kept open-plan front garden sets the property back from the road. The front garden provides block-paved hardstanding for a vehicle, alongside vehicular side access. The access is shared with just one neighbouring property and leads to a single garage featuring an up-and-over door and rear personal access door. Additional parking is available in front of the garage for a small car.

Adjacent to the garage is a principally lawned rear garden, enjoying the afternoon sun, complemented by a paved patio area, a curved border, and a raised planted bed to the far end.

Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.



Total floor area 58.9 m² (634 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



welcome to
Mill Lane,
Histon Cambridge

- Semi Detached Bungalow
- Two Bedrooms
- Living Room
- Re-fitted Kitchen
- Modern Shower Room

Tenure: Freehold EPC Rating: D
Council Tax Band: C

offers over
£350,000



view this property online sequencehome.co.uk/Property/HIS100200



Property Ref:
HIS100200 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Tylers is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



01223 214400



histon@tylers.net



19 High Street, CAMBRIDGE, Cambridgeshire,
CB24 9JD



sequencehome.co.uk