



Kay Hitch Way, Histon Cambridge CB24 9YR



welcome to

Kay Hitch Way, Histon Cambridge

A two bedroom 85% shared ownership retirement bungalow for the over 60's with an enclosed garden - set back in this quiet residential area of similar properties in Histon and available with the benefit of no upward sales chain.

Location

Histon is justifiably one of the most sought after areas in close proximity to the City just three miles from the actual centre by fast road, yet pleasantly located close to some of the best countryside in the county. Close by is the Cambridge northern by-pass which conveniently gives direct and easy access to the M11 motorway, London and other parts of the country. The village boasts excellent facilities including a varied range of shops and bus service - including the Guided Busway linking the village with central Cambridge, Addenbrookes and the North City Rail Station. There is schooling for all ages, including the highly regarded Impington Village College, providing educational and recreational facilities for all the community.

Accommodation

Entrance Hall

Open storm porch and double glazed door opening to a long hallway which opens up to all the principal rooms, with loft access to the roof space and a walk in storage and ample space for coats/shoes etc. Radiator. Wall fuse box. Doors to:-

Living Room

front facing window and serving hatch through to the kitchen. Radiator. Wall mounted electric fire.

Kitchen

comprising of a stainless steel sink unit in front of double glazed window to rear aspect. Integrated dishwasher and plumbing for washing machine. A range of top and base units with roll top work surfaces over. Integrated fridge. Built in Electric double oven, Four ring gas hob and Microwave. Tiled flooring. Part glazed door leading to the garden.

Bedroom 1

double glazed window to front aspect. Radiator.

Bedroom 2

double glazed window to rear aspect. Radiator.

Bathroom

comprising of a low level W.C. Pedestal wash hand basin. Panelled bath with shower over. Radiator. Opaque double glazed window to rear aspect. Cupboard housing the boiler. Extractor fan. Wall mounted electric fan heater.

Outside

open plan front garden area with pathway leading to the front door. To the rear is an enclosed garden with a paved patio area, small area of lawn with shrubs and borders. Ramped access leading to the back door. Brick shed with power. Gated rear access to the parking area.

Agents Notes

We understand the property has an annual charge of £883.56 and upkeep of all the communal areas including you having access to the communal hall, available to local residents. The buildings insurance contribution is £51.76. The rent is £14.58 per week (£758.16 p/a). The ground rent is £26 per annum.





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Key Hitch Way, Histon Cambridge

- Mid Terraced Bungalow for the over 60's
- Two Bedrooms
- Living Room
- Kitchen
- Bathroom

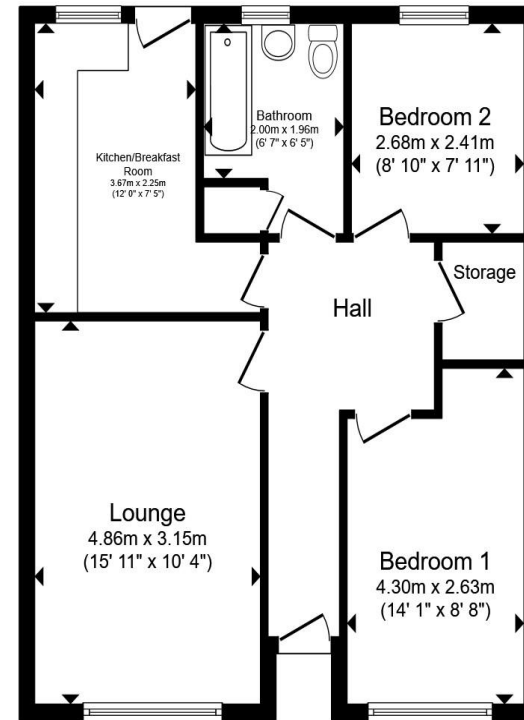
Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: C Service Charge: 883.56

Ground Rent: 26.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 11 Sep 2009. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£265,000



Ground Floor

Total floor area 57.8 m² (622 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



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Property Ref:
HIS100276 - 0010

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