



Milton Road, Impington, CB24 9NF

**CHEFFINS**

## Milton Road

Impington,  
CB24 9NF

A well-proportioned detached residence extending to approximately 2,231 sq ft, standing within its own established grounds of about 0.26 of an acre, and occupying a most desirable position within this thriving and well-served village.

The property offers considerable scope for sympathetic improvement and updating.

In addition, we are offering for sale an adjoining plot extending to about 0.2 of an acre, benefitting from implemented planning consent for the erection of a detached dwelling.

4 2 2

Guide Price £650,000





## LOCATION

Impington is a well-regarded village approximately 2 miles North of Cambridge, offering secondary education at Impington Village College, and is well placed for access to major routes such as A14, A428 and M11. The joint village of Histon contains a wide range of facilities including a variety of shops, banks, library, butchers, greengrocers, bakery, public houses/restaurants and a primary school. The guided bus service provides easy access to Cambridge, St Ives and the railway station.

## TIMBER GLAZED ENTRANCE DOOR

to:

## ENTRANCE PORCH

with window to the front and double glazed internal door and side window leading through to:

## RECEPTION HALL

with exposed timbers and radiator. Timber staircase rising to the first floor with return landing, natural timber handrail and turned spindles. Shelved understairs storage cupboard, coats cupboard with hanging rail, wall lights and radiator.

## CLOAKROOM

with two-piece coloured suite comprising low level WC and hand wash basin with tiled splashbacks, and window.

## LIVING ROOM

with exposed timbers, three radiators, secondary double glazed bay window with window seat, secondary double glazed patio doors to the rear leading out to the garden, and double glazed sliding doors to the side leading through to the conservatory.

## CONSERVATORY

with translucent sloping roof, double glazed to three sides, wooden flooring, and twin double glazed doors leading out to the garden.

## DINING ROOM

with exposed timbers, radiator, large secondary double glazed bay window to the rear, door to garden and serving hatch.

## KITCHEN

with exposed timbers, natural timber fronted cabinets and drawers to base and eye level, with square-edged Formica working surfaces. Shelved storage cupboard, windows to side and rear, and sliding door leading through to utility room.

## UTILITY ROOM

with timber-edged working surfaces, storage cupboards and drawers, wall shelving, window to side, personal door through to double garage, with power and light connected, up-and-over door, window to rear and glazed door to rear. Plumbing and space for automatic washing machine.

## FIRST FLOOR

## LANDING

with access to loft space, airing cupboard housing insulated hot water tank and slatted shelving, and secondary double glazed window.

## BEDROOM 1

with range of fitted wardrobe cupboards, dressing table with drawers, radiators, and secondary double glazed windows to side and rear. En suite shower room with three-piece coloured suite comprising tiled shower cubicle, hand wash basin and low level WC, with window to side.

## BEDROOM 2

with radiator, range of fitted cupboards, and secondary double glazed windows to side and rear.

## BEDROOM 3

with radiator and secondary double glazed windows to front and side.

## BEDROOM 4

with fitted cupboards, radiator, and secondary double glazed windows to front and side.

## BATHROOM

with walk-in bath, low level WC and pedestal hand wash basin, part tiled walls, radiator, and secondary double glazed window to side.

## OUTSIDE

The property is situated on a generous plot with driveway from Milton Road, lean-to carport, and gardens to the front, side and rear.

## AGENTS NOTE

We are also selling the adjoining parcel of land with the benefit of implemented planning consent for the erection of a detached dwelling. There is currently a storage shed and barn on the site.



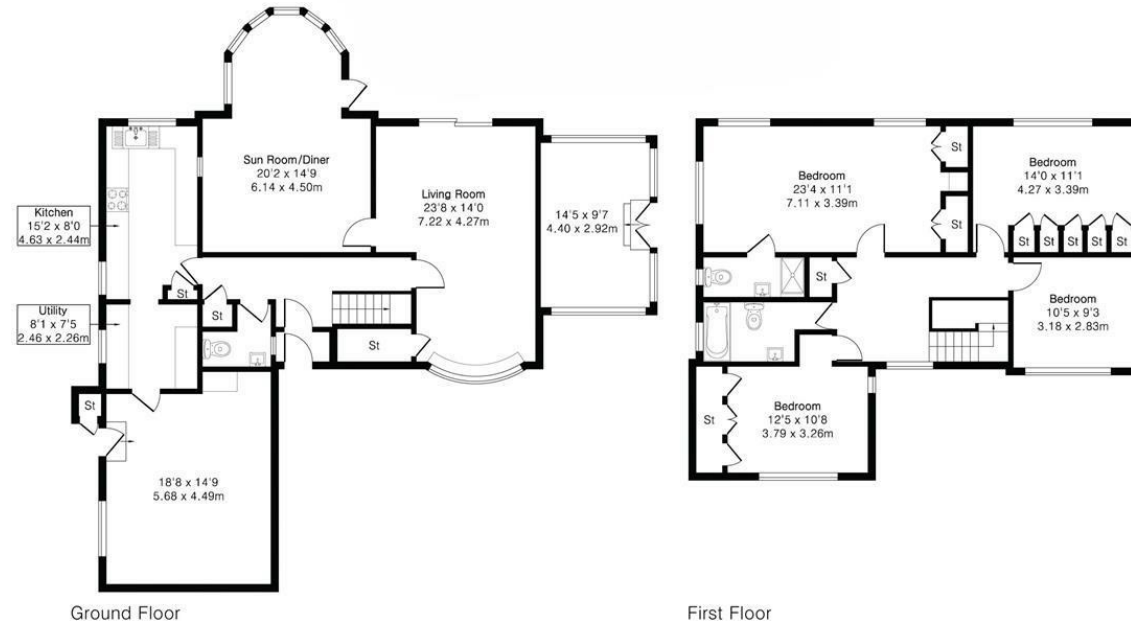




Approximate Gross Internal Area 2231 sq ft - 207 sq m

Ground Floor Area 1302 sq ft – 121 sq m

First Floor Area 929 sq ft – 86 sq m



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	80
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Guide Price £650,000

Tenure – Freehold

Council Tax Band – G

Local Authority – South Cambridgeshire

District Council

For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.