



89 Histon Road  
Cambridge, CB4 3JD

Guide price £450,000

## 89 Histon Road

Cambridge, CB4 3JD

- Good size 2 bedroom terrace
- Bay window and a front garden
- Excellent condition throughout

A 2 bedroom Victorian terrace, extended and refurbished and now offering 834 sq.ft of accommodation.

This attractive, bay-fronted house is in lovely condition and also in a great location for access to town. The accommodation includes a hallway with a storage cupboard. The front living has a bay window, and there is a family room, which has an understairs cupboard and opens to the kitchen dining room which has been refitted with white units an integrated oven, an induction hob, and an extractor, there is also space for a washing machine and dishwasher, there is also a door to the garden. Beyond the kitchen, there is a refitted bathroom, with a shower over the bath and WC.

Upstairs there are two surprisingly good-sized bedrooms, both are doubles and have a fitted cupboard.

The decor is neutral and there is wood effect floor throughout the





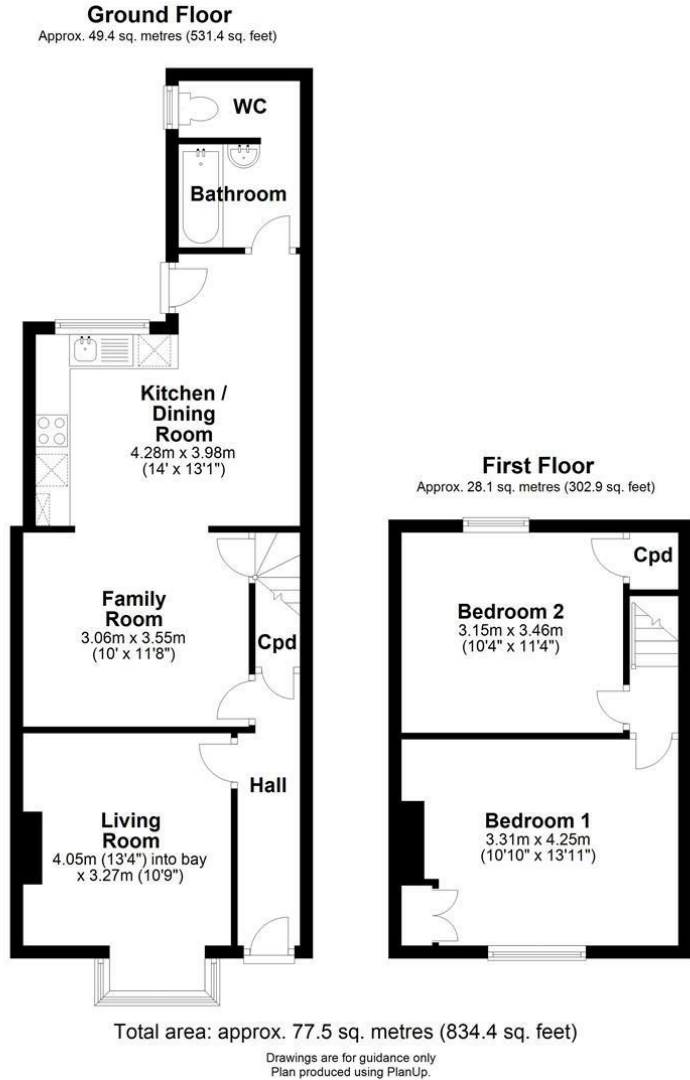
ground floor. The windows are double glazed and there is gas central heating with a new boiler installed very recently.

Outside, at the front, there is a small garden, ideal for bike storage, and there is also a bin store. The west facing rear garden is paved and enclosed.

Histon Road is located on the North side of the city and has recently undergone significant improvements. There are a variety of local shops and amenities nearby and the city centre is just a short walk away. New transport links offer regular, direct express access to the Cambridge Central train station, Addenbrooke's Hospital and the Cambridge Biomedical Campus via the Guided Busway. The location of No. 89 at the convergence of Histon Road, Victoria Road and Huntingdon Road facilitates access to a variety of colleges and schools such as the University of Cambridge Primary School and Mayfield Primary School. The position also offers easy access to both the M11 and A14 as well as a variety of open green spaces such as Histon Road Recreational Ground and Jesus Green. [///next.quarrel.flip](#)



Floor Plan



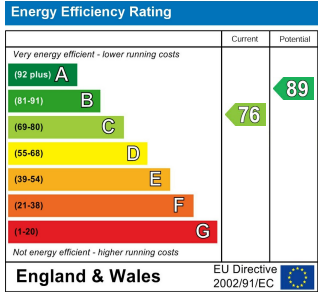
Viewing: Please contact our Gray & Toynbee (Cambridge) Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold  
Council tax band: C

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

154-156 Victoria Road, Cambridge, CB4 3DZ  
Tel: 01223 439 888 Email: [theteam@grayandtoynbee.com](mailto:theteam@grayandtoynbee.com)

