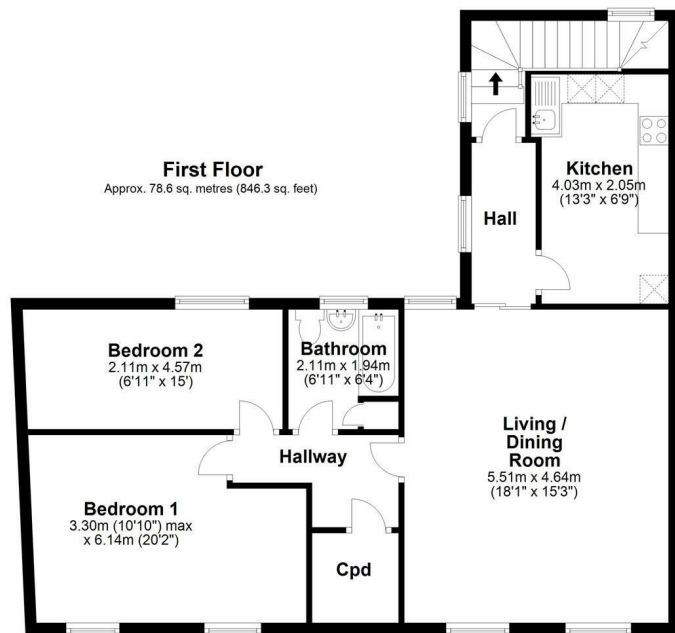




Rear Flat, 21-23 High Street, Histon, CB24 9JD
£1,250 Per month

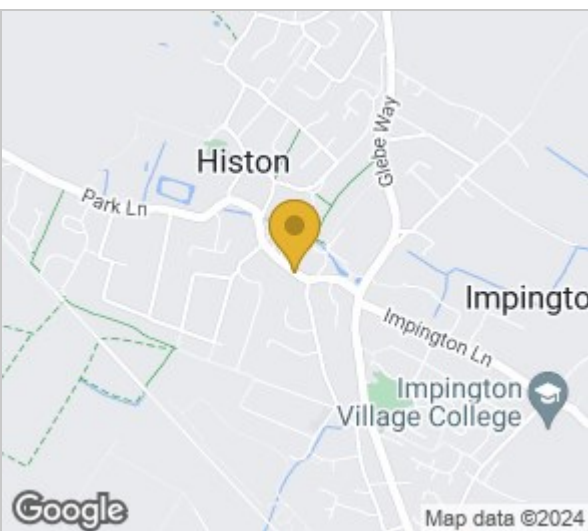


Floor Plan



Total area: approx. 78.6 sq. metres (846.3 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	

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.

Accommodation

- Central Village Location
- Unfurnished
- Fully Refurbished
- Allocated Parking

An extremely light and spacious first floor flat, fully refurbished, located in the centre of the much requested village of Histon, which is bursting with local amenities, including a coffee shop, restaurants, pubs, flower shop, supermarkets and more. The guided bus route is also nearby.

Accessed from the rear of 21- 23 High Street, there is a good sized entrance lobby with ample storage space and stairs up to the first floor. The well appointed kitchen has an integral oven/hob, and a freestanding fridge/freezer and washing machine. The separate lounge has wood effect laminate flooring.

From the internal hallway, there is a useful utility room with shelving, which also houses the boiler. There are two good sized bedrooms, also with wood laminate flooring and a modern family bathroom with shower over the bath.

The property has an allocated parking space and is available unfurnished.

EPC Rating: D. Council Tax Band:

What3Words: ///issued.darts.duos



Cambridge Office: 154-156 Victoria Road, Cambridge, CB4 3DZ Waterbeach Office: 17 High Street, Waterbeach, CB25 9JU
Tel: 01223 439 888 Email: theteam@grayandtoynbee.com Tel: 01223 949 444 Email: waterbeach@grayandtoynbee.com



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