

16 Milton Road, Impington

Cambridge, CB24 9NF

Guide price £325,000

3 1 1 C

16 Milton Road

Impington, CB24 9NF

- South East facing garden
- Off road parking
- Close to IVC
- No chain







A mid-terraced, three bedroom home situated in the popular village of Impington with off road parking and a enclosed garden. Its location provides convenient access to the Science Park, Business Park and Impington Village College, as well as the excellent amenities of both Histon and Impington.







The accommodation has an entrance hall which leads to the living room which has a large window overlooking the front of the property. There is an electric fireplace and a good sized storage cupboard which extends under the stairs. The kitchen has freestanding white goods, there is plenty of worktop space and ample storage cupboards. The kitchen features a window overlooking the garden, along with a door that provides direct access outside. The bathroom is also on the ground floor, with a WC, shower over bath, basin with vanity and shelving providing further storage.

Upstairs, there are three bedrooms, all a good size. The



largest of the three bedrooms, big enough to potentially be split into two, has two storage cupboards and looks out to the front of the property. The other two bedrooms face the rear, overlooking the garden.

The windows are double glazed and there is gas central heating with radiators throughout.

The property is set back from Milton Road and benefits from a private driveway. There is also gated side access leading to the South Easterly facing rear garden. The sun-trap garden is private and has some paving slabs with the rest as lawn. There is also a wooden shed within the garden offering further storage.

Impington is an incredibly popular village with Ofsted rated 'outstanding' primary schools and secondary schools. There are a wide variety of amenities within the village including shops, eateries, pubs and playgrounds. There are fantastic public transport links provided by regular buses alongside the Guided Bus and cycle path to the Park and Ride at Milton. The A14 and M11 are easily accessed from the village as well.

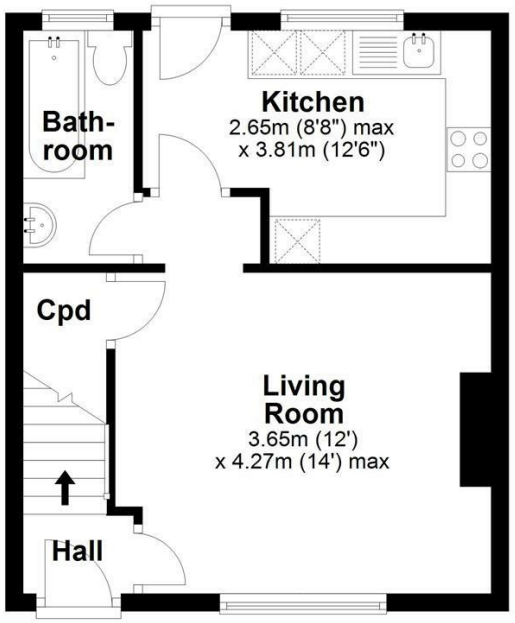
///mini.lamenting.cherry



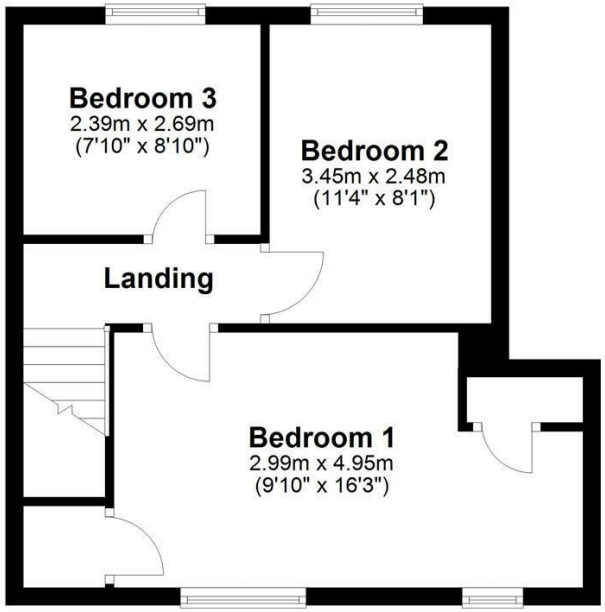


GRAY TOYNBEE

Ground Floor
Approx. 33.7 sq. metres (363.2 sq. feet)



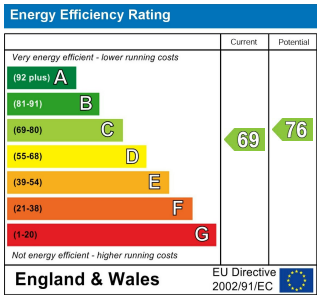
First Floor
Approx. 35.6 sq. metres (382.9 sq. feet)



Total area: approx. 69.3 sq. metres (746.1 sq. feet)



Energy Efficiency Graph



Tenure: Freehold
Council tax band: C

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.

Cambridge Victoria
154-156 Victoria Road, Cambridge CB4 3DZ
01223 439 888 theteam@grayandtoynbee.com

Cambridge South
Adkins Corner, Perne Road, Cambridge CB1 3RU
01223 439 555 theteam@grayandtoynbee.com

Waterbeach
17 High Street, Waterbeach, CB25 9JU
01223 949 444 waterbeach@grayandtoynbee.com