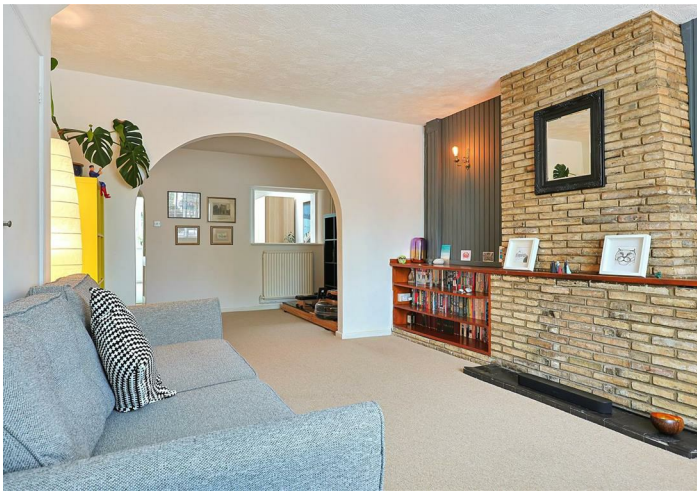




Bush & Co.



46 High Street, Girton, Cambridgeshire, CB3 0PU

Offers Around £599,995 Freehold



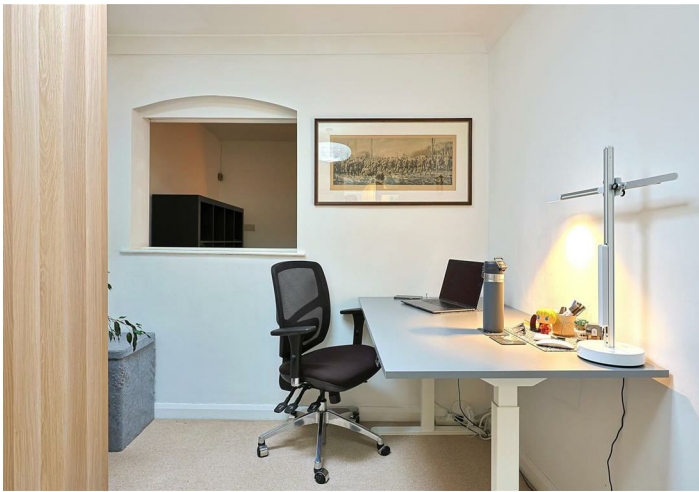
The picturesque village of Girton sits on the western fringe of Cambridge, around 2.5 miles from the historic centre, offering the best aspects of both city and village living. The village itself provides superb facilities with primary and nursery schooling nearby as well as public houses, renowned golf course and sports field. There is a small co-op on the edge of the village with larger shops and supermarkets within close proximity.

This beautiful period property dates back to 1863 as a former curates house and is the middle of three homes, offering extended accommodation that could be further expanded if required. The entrance lobby has a solid wood front door and window to side as well as stairs to the first floor and a door to the sitting room. The superb sitting room has a window at the front, an under stairs cupboard and archway to the comfortable family room area. An opening leads to the w.c with two piece suite. The well equipped and spacious kitchen/dining room is situated at the back of the house with window and door offering fine views over the garden. There is a stylish range of fitted wall and base units and contrasting work surfaces in addition to an integrated electric oven and gas hob with extractor over, plumbing for washing machine and space for fridge/freezer. There is a flexible study/home office off the kitchen with rooflight and dual aspect windows which could equally be used as a playroom or even fourth bedroom.

The first floor landing has a loft hatch and airing cupboard and leads to all three bedrooms and bathroom. Bedroom one is a comfortable double room located at the back overlooking the garden whilst bedroom two is another double room at the front with small storage cupboard and bedroom three is a single room, also at the front. The bathroom has a three piece suite with part tiled walls and window to rear aspect.

Outside - There is a lawned frontage with planting and gravelled pathway to the front door. The exceptional established rear garden has lawned and paved areas, mature trees and planting as well as a timber shed.

Parking - Available on street without restriction. It may be possible to provide off street parking at the back.



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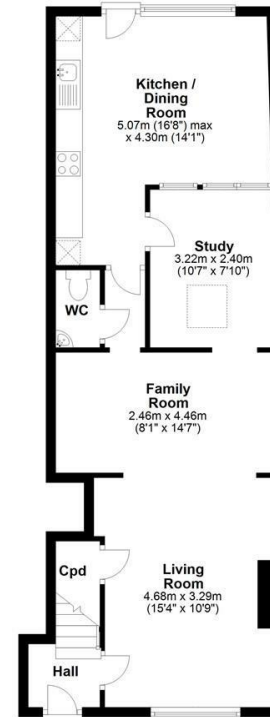
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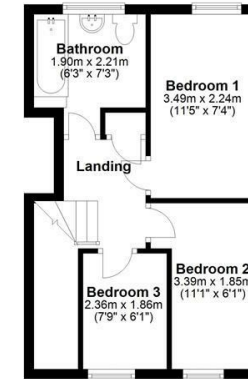
Ground Floor

Approx. 61.3 sq. metres (659.5 sq. feet)



First Floor

Approx. 31.8 sq. metres (341.8 sq. feet)



Total area: approx. 93.0 sq. metres (1001.3 sq. feet)

Drawings are for guidance only
Plan produced using PlanItUp.

Further Information

Tenure - Freehold

Council Tax - Band D

Fixtures & Fittings - By Negotiation

Viewing - By Appointment

169 Mill Road
Cambridge
Cambridgeshire
CB1 3AN

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