



Bush & Co.



257 Wellbrook Way, Girton, CB3 0GL

£485,000 Freehold



Energy Rating Band C

257 Wellbrook Way, Girton is a well presented 3-bedroom family home offering well-proportioned accommodation arranged over 2 floors, measuring nearly 1050 SQFT, being sold with no onward chain.

In brief the accommodation consists; a wide welcoming entrance hall with stairs rising to the first floor, under stair storage cupboard.

The kitchen/breakfast room is a great size, the kitchen has a range of matching cabinets and drawers, ample worksurfaces, space and plumbing for various appliances, tiled splashback and window to rear aspect, a part glazed door give access to the rear garden.

The living room spans nearly 20ft in length it is light, bright and airy, with dual aspect windows allowing for plentiful natural light.

The ground floor accommodation is finished with a WC with hand wash basin.

On the first floor; there are 3 double bedrooms all accessed off a central landing. The principal bedroom, is located at the rear of the property it has built in wardrobe and benefits from en suite shower, WC and hand wash basin. Bedrooms 2 and 3 are both doubles. The family bathroom has a bath with shower over, WC, hand wash basin and is finished with modern contemporary tiling.

Outside; The property is set back from the road, a path leads to the front door, there is planting to the front that gives privacy to the home. The part walled private rear garden is a good size and predominately laid to lawn. A secure wooden gate gives access to the front of house. There is a separate detached garage with a parking space in front.

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, a 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.



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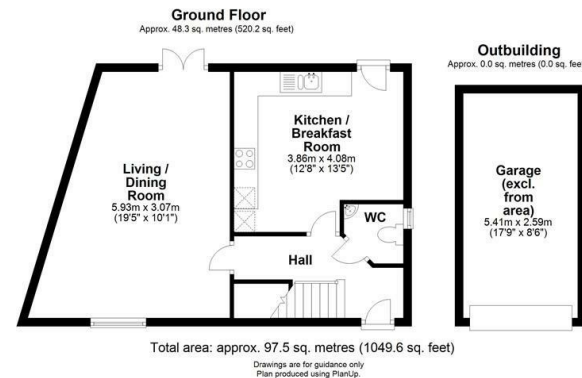
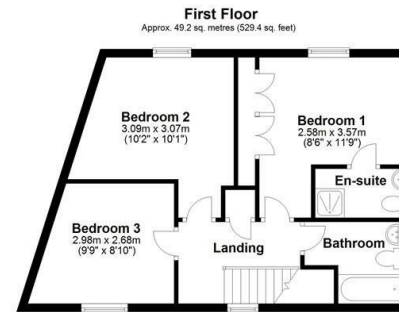
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Further Information

Tenure - Freehold

Council Tax - Band C

Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By Appointment

169 Mill Road
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