



Cherry Bounds Road, Girton Cambridge
£450,000 Freehold

**Sharman
Quinney**

Key Features



- Link detached property
- Sizable bedrooms
- Spacious living room
- Opportunity to add value
- Driveway and garage
- Desirable location
- No onwards chain

A fantastic opportunity for first time buyers or investors! This three-bedroom family home requires some cosmetic updating but is being offered for sale at a very competitive price and with the benefit of no onward chain. The ground floor features a bright and generously sized living room that overlooks the private rear garden, creating a peaceful and inviting space ideal for both relaxing and entertaining. The kitchen is well-sized, providing ample cupboard and worktop space, while a convenient downstairs WC adds practicality to the layout.



Upstairs, the property boasts three spacious bedrooms, including a generous principal bedroom with plenty of natural light and space for free standing furniture. The second bedroom is also well-sized, ideal as a double room, or guest space, while the third bedroom makes an excellent child's room, nursery, or home office. A family bathroom completes the upstairs serving all bedrooms.

Externally, the home benefits from a private rear garden, a garage, and allocated parking space, offering both convenience and security.

Located in the quiet and popular village of Girton, the property is close to a range of local amenities, highly regarded schools, and offers excellent transport links to Cambridge, the A14, the M11 and surrounding villages.

Living room - 5.45m x 4.78m / 17'8 x 15'6

Kitchen - 2.86m x 2.42m / 9'3 x 7'9

WC - 2.49m x 1.17m / 8'1 x 3'8

Bedroom One - 3.57m x 2.74m / 11'7 x 8'9

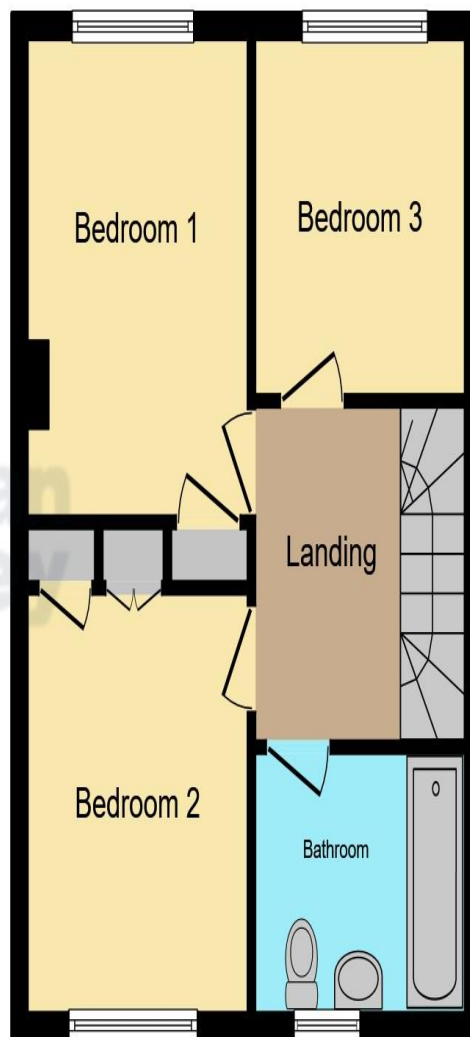
Bedroom two- 3.14m x 2.74m / 10'3 x 8'9

Bedroom three - 2.66m x 2.61m / 8'7 x 8'5





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property call Sharman Quinney on:
01223 426139

Selling your property?

Contact us to arrange a **FREE** home valuation.

 01223 426139

 Unit 5 Orchard House Unwin Square, Orchard Park, CAMBRIDGE, Cambridgeshire, CB4 2AD

 orchardpark@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: ORP102010 - 0005

