



65d High Street, Girton, Cambridge, CB3 0QD
Guide Price £275,000 Freehold



REDMAYNE
ARNOLD
& HARRIS

rah.co.uk
01223 819300

A STUNNING, GRADE II LISTED COTTAGE LOCATED WITHIN THE HIGHLY REGARDED VILLAGE OF GIRTON AND WITHIN EASY REACH OF THE HISTORIC CITY OF CAMBRIDGE.

- Freehold property
- Set back from the High Street and nestled within a quiet lane.
- In wonderful decorative order throughout.
- Perfect for single occupants and couples.
- Open plan living.
- Within cycling distance of the Historic City of Cambridge.

This beautiful home has been sympathetically improved throughout and provides living accommodation which is ideal for couples or single occupants.

The period cottage comprises of an entrance porch with a tiled floor and direct access into the WC/Utility room.

The remainder of the ground floor is a large 'L' shaped open plan living area which comprises of a living/dining area and a well-appointed kitchen.

To the first floor is a large double bedroom benefitting from two windows which draw in ample light, an en-suite shower room and a large storage cupboard.

The property has an allocated parking space which is currently occupied by a large timber constructed shed providing ample storage. A communal Bicycle store adjoins the parking space.

Location

Girton is a highly favoured spot to live, lying just 3 miles North West of the city with fast approach via the Huntingdon Road.

Usual facilities are available and there is an excellent village school, the Girton Glebe, within walking distance of the property. Impington Village College is also easily accessible and communications are excellent with the A14 and M11 being close by.

Girton has its own golf course and the village is situated on the edge of open countryside over which there are some pleasant walks.

Services.

Heating is electric. Water and electricity are connected.

Statutory Authorities.

South Cambridgeshire District Council

Tax band C

Fixtures and Fittings.

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Agents Note

Please note that the vendor of this property is a relative of an employee of Redmayne Arnold & Harris.

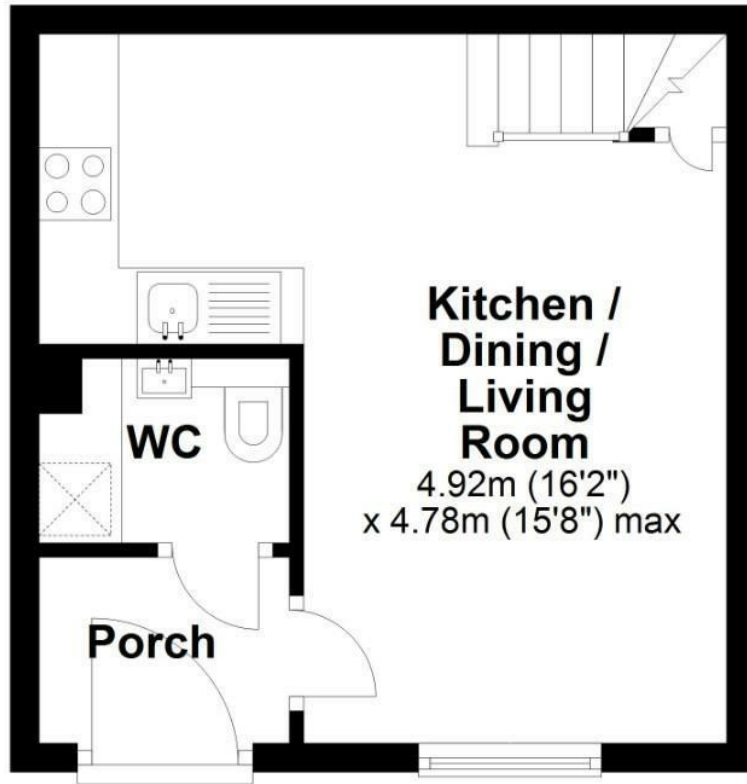
Viewing.

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris



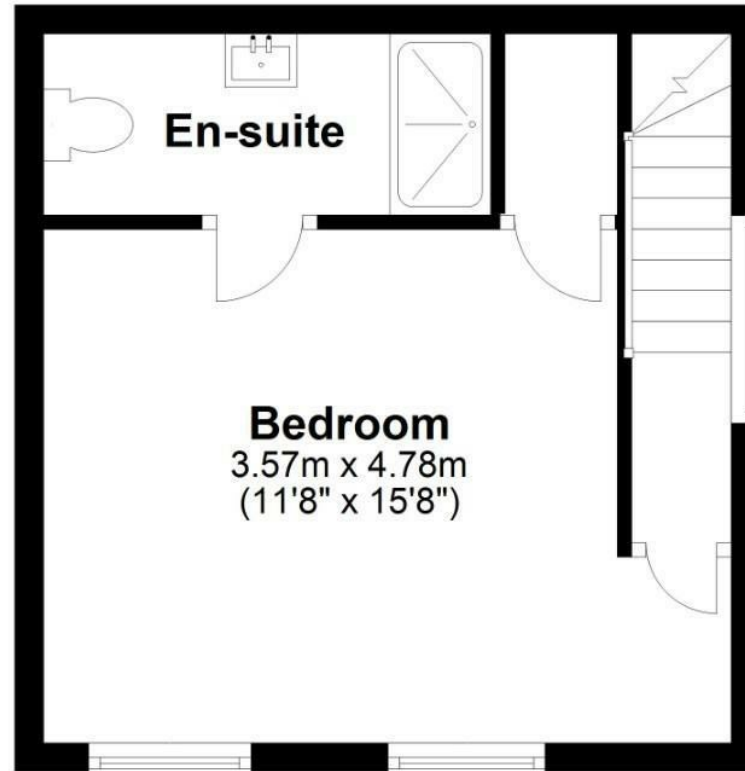
Ground Floor

Approx. 23.6 sq. metres (253.6 sq. feet)



First Floor

Approx. 23.6 sq. metres (254.1 sq. feet)



Total area: approx. 47.2 sq. metres (507.7 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	

