



3 Cambridge Road, Girton, Cambridge, CB3 0PN  
Offers In The Region Of £575,000 Freehold



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01223 819300

**A RATHER UNIQUE, THREE-BEDROOM TERRACED HOME LOCATED ALONG CAMBRIDGE ROAD IN GIRTON AND AVAILABLE TO PURCHASE WITH NO ONWARD CHAIN.**

- Accommodation measuring approximately 1175SQM/1268SQFT.
- Mains Services includes – Mains Gas, Mains Electricity, Mains Water & Mains Drainage.
- EPC Rating – 63/D
- Garage, Driveway and outdoor home office
- Available to purchase with no onward chain.

With accommodation measuring approximately 1175SQM/1268SQFT, this home benefits from a detached garden room set up as a home office and a detached garage with driveway parking off road.

To the ground floor, this deceptively spacious property comprises of three reception rooms which include a Living Room, a Dining Room, and an office space. Completing the ground floor is a kitchen with an adjoining utility room, a shower room and a ground floor bedroom overlooking the rear garden.

To the first floor are two further bedrooms including a large master bedroom with fitted wardrobes and a family bathroom with a low-level WC, a panelled bath, and a pedestal sink.

Externally – the rear garden is fully enclosed and has a brick constructed, fully insulated and double glazed exterior office space with both power and lighting . The garden is predominantly laid to lawn with an array of flowers and shrubs along the borders. Completing the rear garden is a single garage with a grass driveway providing off road parking to the front.

**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 in catchment is 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.**

All mains services are connected.

**Statutory Authorities.**

South Cambridgeshire District Council  
Tax band - D

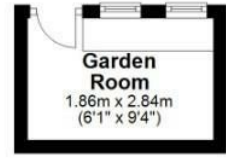
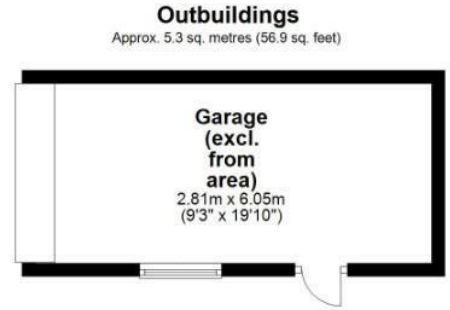
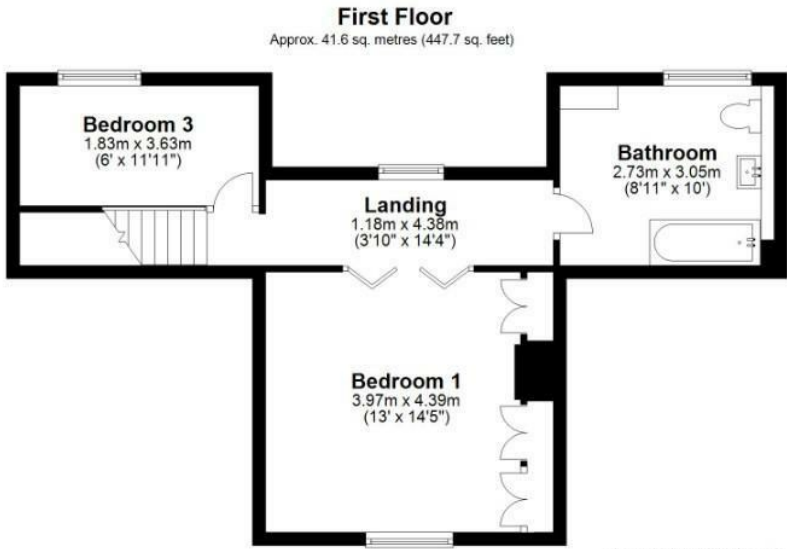
**Fixtures and Fittings.**

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

**Viewing.**

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





Drawings are for guidance only  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			<div style="display: flex; align-items: center; justify-content: center;"> <div style="width: 100px; height: 10px; background-color: #c6e0b4; margin-right: 5px;"></div> <div style="width: 100px; height: 10px; background-color: #fff9c4; margin-right: 5px;"></div> <div style="width: 100px; height: 10px; background-color: #fff176; margin-right: 5px;"></div> <div style="width: 100px; height: 10px; background-color: #ffe0b2; margin-right: 5px;"></div> <div style="width: 100px; height: 10px; background-color: #ffcdd2; margin-right: 5px;"></div> <div style="width: 100px; height: 10px; background-color: #ffb74d; margin-right: 5px;"></div> <div style="width: 100px; height: 10px; background-color: #ff8a65; margin-right: 5px;"></div> <div style="width: 100px; height: 10px; background-color: #ff5252; margin-right: 5px;"></div> </div>
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

