



74 Church Lane, Girton, Cambridge, CB3 0JP
Guide Price £675,000 Freehold



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AVAILABLE TO PURCHASE WITH NO ONWARD CHAIN IS THIS CHARMING THREE-BEDROOM BUNGALOW LOCATED WITHIN THE WELL-REGARDED VILLAGE OF GIRTON AND WITHIN EASY REACH OF THE HISTORIC CITY OF CAMBRIDGE.

- Detached bungalow
- 3 beds, 2 baths, 3 recepts
- Gas fired central heating to radiators
- EPC - D / 66
- No chain
- 1646 Sqft / 153 Sqm
- 0.16 acres plot
- Driveway parking and double garage
- Council tax band - E

Constructed around the late 1970's early 1980's this detached bungalow measures 1646 Sqft / 153 Sqm and provides living accommodation across one level. to the front of the property are three generous sized bedrooms and two bathrooms which includes a master bedroom with en-suite shower room. Towards the rear of the bungalow are three reception rooms which include a separate living room, a separate dining room and a 25ft conservatory with French doors opening onto the rear garden. The kitchen/breakfast room benefits from shaker style cupboards at both base and eye level, integrated appliances including dishwasher, oven and hob and a separate utility room with access to the side of the property.

Externally – To the front of the property is a laid gravel laid driveway with ample parking for numerous vehicles. Off the gravelled driveway is a generous detached double garage with up and over door and power and lighting. The rear garden of the property is fully enclosed, is laid predominantly to lawn and has a raised patio area accessible off the conservatory. The rear garden has herbaceous borders with a variety of flowers and shrubs and a large timber constructed shed.

Location

Girton is a highly favoured spot to live, lying just three 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.

Tenure

Freehold

Services

Mains services connected include: gas, electricity, water and mains drainage.

Statutory Authorities

South Cambridgeshire District Council
Council tax band - E

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





Total area: approx. 153.0 sq. metres (1646.6 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
(81-91) B		
(69-80) C		
(55-68) D	66	
(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.

