



161 Girton Road, Girton, Cambridge, CB3 0PQ
Guide Price £925,000 Freehold



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LOCATED NEXT TO THE ALLOTMENTS IN GIRTON, THIS GENEROUS FIVE-BEDROOM FAMILY HOME MEASURES 2021 SQFT/187 SQM AND OCCUPIES A LARGE PLOT OF APPROXIMATELY 0.23 ACRES.

- Detached house
- 5 beds, 3 baths, 4 recepts
- Constructed in 1933
- Double garage and driveway
- Council tax band - F
- 2021 Sqft / 187 Sqm
- 0.23 acres
- Gas fired central heating to radiators
- EPC - D/66

In need of sympathetic improvement, this versatile home could be adapted to contribute an annexe within the property itself or could be reconfigured to create a beautiful executive home within this well-regarded village. To the ground floor the property comprises of an entrance hall, four spacious reception rooms, a shower room, a kitchen as well as a utility space. To the first floor, the property benefits from five bedrooms and two bathrooms.

Externally – The overall plot of the property measures 0.23 acres. To the front of the property is a detached double garage with a covered car port adjoining and a gravel laid driveway with space for numerous vehicles. The property has a EV charging point.

The established rear garden is fully enclosed and benefits from an array of herbaceous borders and raised beds. Off the rear of the property is a substantial patio area, ideal for alfresco dining in the warmer months of the year. The remainder of the garden is predominantly laid to lawn and to the far end of the plot is a heated swimming pool underneath a cover.

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.

Tenure

Freehold

Services

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

Statutory Authorities

South Cambridgeshire District Council

Council tax band - F

Fixtures and Fittings

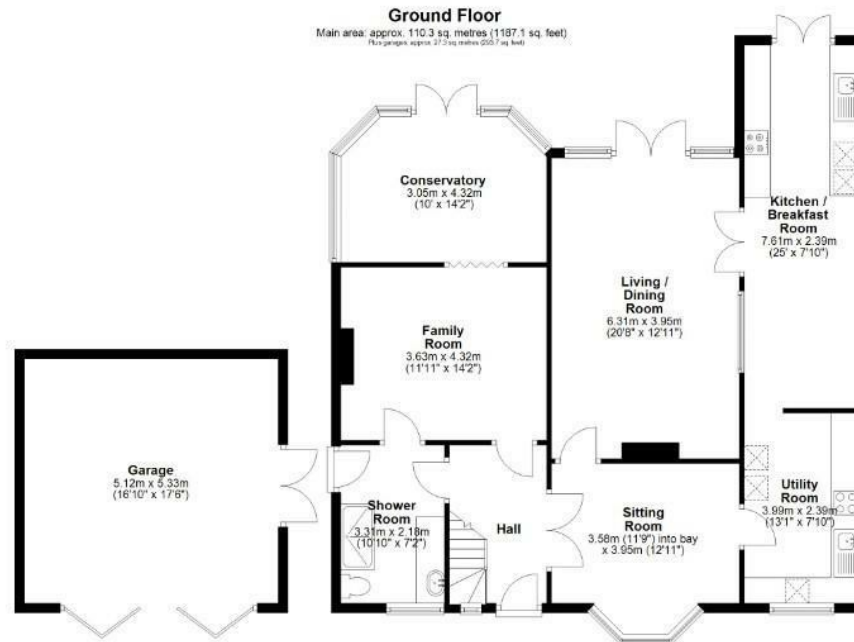
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

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







Main area: Approx. 187.8 sq. metres (2021.6 sq. feet)
Rear garden: approx. 27.2 sq. metres (293.7 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	

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.



