



60 Wellbrook Way, Girton, Cambridge, CB3 0GP  
Guide Price £425,000 Freehold



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**A WELL-PRESENTED MID-TERRACED HOME WITH PARKING AND A PRIVATE REAR GARDEN, OCCUPYING A PLEASANT CUL-DE-SAC LOCATION AND SITUATED LESS THAN 3 MILES FROM CAMBRIDGE CITY CENTRE.**

- Well cared for modern family home
- Cul-de-sac position
- Allocated parking
- Less than 3 miles from the city centre
- Excellent local schooling
- 3 bedrooms and 2.5 bathrooms

This three bedroom house is well suited to first time / investment buyers alike. The property has been well-maintained by its current owners since it was built in 2007, has allocated parking for one vehicle, as well as a private rear garden.

An entrance hall offers space for coats and footwear with stairs to first floor and access to a ground floor cloakroom with low-level WC and wash hand basin. The kitchen has been fitted with a modern range of base and eye-level units and finished with part-tiled walls and ceramic tiled flooring; integrated appliances include an oven and electric with extractor over and with space and plumbing for further appliances. The living / dining room is particularly spacious, measuring 14'6" x 12'2" with French doors lead to the private rear garden.

Upstairs, there are three bedrooms, the master bedroom being particularly spacious and including an en suite shower room and built-in wardrobes. The shower room has been finished with a modern white suite comprising a low-level WC, pedestal wash-hand basin and large walk-in shower, complemented by part-tiled walls and a heated towel rail. The landing offers laddered access to a partially boarded loft with power.

Outside, the front of the property offers allocated parking for one vehicle with additional visitors parking on a first come first served basis. The rear garden offers a good degree of privacy and has been mainly paved for ease of maintenance. There is a pergola, well suited to alfresco dining and secure gate leading back to the front of the property.

**Agent's Note**

We understand that the roads at Wellbrook Way are currently unadopted.

**Location**

Girton is a highly favoured residential area to live, lying just 2 miles north-west of the city with a 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, transport links 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**

All mains services connected.

**Statutory Authorities**

South Cambridgeshire District Council.  
Council Tax Band - D

**Fixtures and Fittings**

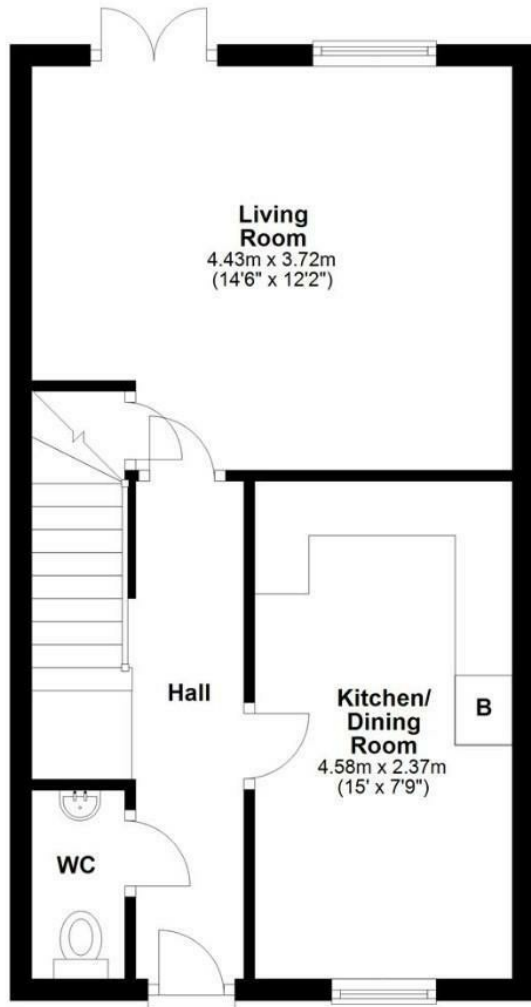
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

**Viewing**

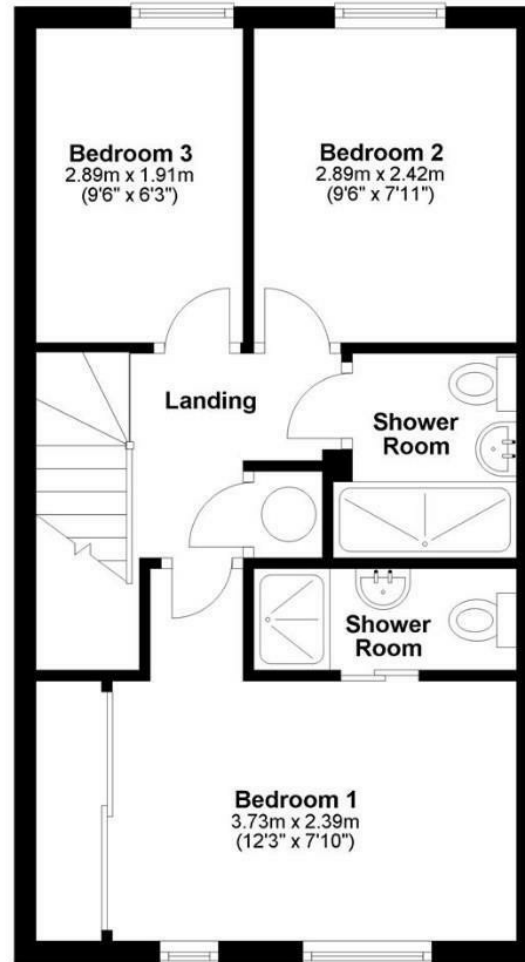
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



### Ground Floor



### First Floor



Approx. gross internal floor area 74 sqm (800 sqft)

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 90        |
| (81-91) B                                   |  | 77                      |           |
| (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.

