



207 Wellbrook Way, Girton, Cambridge, CB3 0GL
Guide Price £410,000 Freehold



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A SMART, SEMI-DETACHED HOUSE WITH AN ADJOINING GARAGE AND SOUTH-EAST FACING GARDEN, SITUATED ON A NO-THROUGH-ROAD ON THIS POPULAR DEVELOPMENT LOCATED JUST NORTH OF EDDINGTON.

- Semi-detached house
- 2 bed, 1.5 bath, 1 w.c, 1 recep
- Garage and drive
- 2005
- Council tax band - C
- 650 sqft / 60sqm
- 0.04 acre / 161 sqm
- Gas central heating to radiators
- EPC – C / 77

This two bedroom house is incredibly well suited to first-time / investment buyers alike and enjoys a nice position in the heart of this popular development situated less than 3 miles from Cambridge City centre with its combination of ancient and modern buildings, winding lanes, excellent choice of schools and wide range of shopping facilities.

An entrance hall offers space for coats and footwear with stairs to first floor and access to a modern cloakroom W.C. The kitchen has been fitted with a modern range of base and eye-level units; integrated appliances include a new Zanussi oven and integrated air fryer, a four-ring gas hob and an extractor over. The living / dining room is particularly spacious and benefits from southerly aspects with French doors lead to the private rear garden.

Upstairs are two double bedrooms, both including built-in cupboards. The bathroom has been fitted with a modern white suite, complemented by inset spotlights and part tiled walls.

Outside, the front of the property has driveway parking and access to a single garage with an up-and-over door. The rear garden offers a good degree of privacy and has a raised decking area, well suited to alfresco dining. The remainder is laid to lawn and there is a personal door leading to the garage.

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, whilst the highly regarded University of Cambridge Primary School, is close by in Eddington. Impington Village College offering secondary schooling, 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.

Agent's Note

We understand our owners will be willing to replace the kitchen flooring for the eventual new purchaser of the property.

Tenure

Freehold

Services

All mains services connected.

Statutory Authorities

South Cambridgeshire District Council.
Council Tax Band - C

Fixtures and Fittings

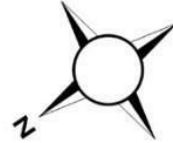
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

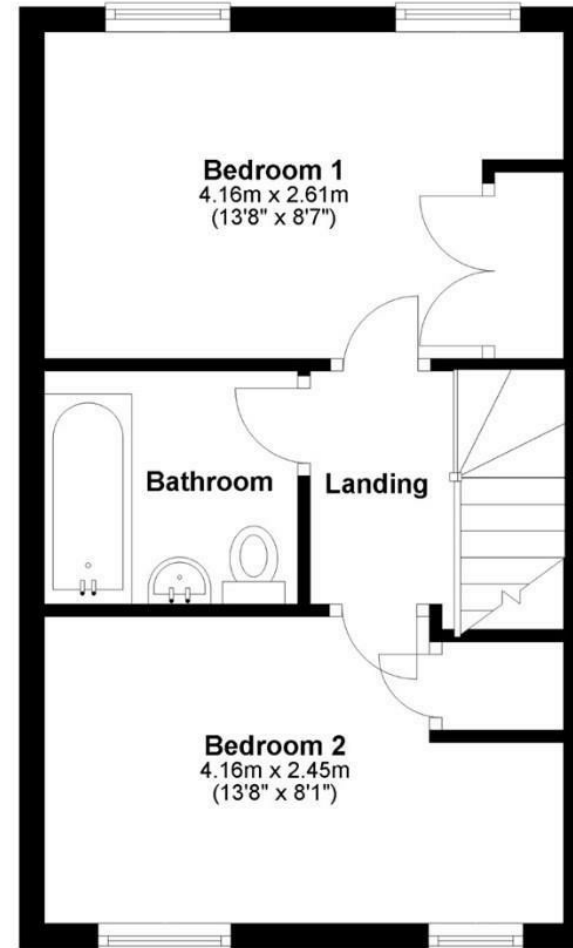
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



Ground Floor



First Floor



Approx. gross internal floor area 60 sqm (650 sqft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		88
(81-91)	B		
(69-80)	C	73	
(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	

