



13 Thornton Road, Girton,  
Cambridge, CB3 0NP

**Guide price £575,000**



## 13 Thornton Road

Girton, CB3 0NP

- 3 bedroom house requiring some updating
- No chain
- Popular village
- Long garden

A 3 bedroom semi-detached house, requiring updating, in a good position, with a useful side extension and no chain.

This family house is over 1000sq.ft, and has been extended to the side, but has lots of scope for improvement, extension and alteration (STPP). It is perfect for a family looking to improve and alter to their own specification and is in a fantastic village, within easy reach of the town. The home has remained within the family for many years and is the first time it's been on the market. The accommodation includes:

The porch leads to the entrance hall which has an understairs cupboard. The bay windowed living room has a tiled fireplace and gas fire, and the dining room has views and access to the rear garden. The kitchen does need updating but has plenty of cupboards and a door to the utility room beyond which is the rear lobby with garden access and a WC.

Upstairs there are three bedrooms, two of them are nice doubles. The bathroom has a shower over the bath and a towel rail but also needs some updating.





The house has double glazing and gas central heating.

Outside, at the front, there is a garden and parking. The rear garden is long and mainly lawn, it is enclosed and has a shed and vegetable plot.

Thornton Road is a popular location with those seeking good access to Cambridge in a village setting. Girton has a thriving community and excellent sports facilities and recreation ground, there are 2 pubs/restaurants and local shopping. There is a primary school in the village and secondary education is available at Impington. Girton College (University of Cambridge) is a short walk away. Also, Eddington is nearby too, where there is a supermarket and a highly regarded school. SAT NAV: CB3 0NP what3words: [///hike.crunch.desks](https://www.what3words.com/#!/en-gb/@@@/hike.crunch.desks)



## Floor Plan



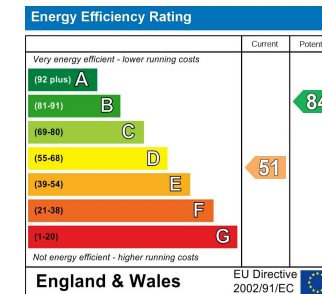
Total area: approx. 96.4 sq. metres (1037.2 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold  
Council tax band: E

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Cambridge Office: 154-156 Victoria Road, Cambridge CB4 3DZ  
Tel: 01223 439 888 Email: [theteam@grayandtoynbee.com](mailto:theteam@grayandtoynbee.com)

Waterbeach Office: 17 High Street, Waterbeach, CB25 9JU  
Tel: 01223 949 444 Email: [waterbeach@grayandtoynbee.com](mailto:waterbeach@grayandtoynbee.com)

