



27 Wellbrook Way, Girton,
Cambridge, CB3 0FW

Guide price £400,000

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- EPC rating C
- Parking and garden
- Excellent location close to Cambridge

A 2-bedroom modern terrace house, presented and finished beautifully, with a garden, parking, and just 10 minutes by bike from the city.

This modern house is ideal for a first-time buyer and has well-appointed accommodation in excellent condition, which includes two double bedrooms.

The kitchen is at the front of the house and features integrated appliances, including a washing machine, dishwasher, fridge freezer, and an oven hob and extractor. The floor is tiled and this extends to the hallway and downstairs cloakroom. The living room is at the rear and has a window, and double doors to the garden as well as a useful understairs storage cupboard.

Upstairs there are two bedrooms. The front room is a double room and has fitted storage and space for a study area/desk. The main room is also a double and overlooks the garden.





The bathroom features a three piece suite, with attractive tiling and a shower over the bath.

The house has double glazing and gas central heating. The loft has a fitted ladder and is partially boarded.

Outside, at the front, there is a driveway for parking, and there is an additional parking space opposite the house. A pedestrian gate leads to the rear garden, which has been well stocked and maintained, and contains a shed with power and a patio area.

Located at the City end of Girton, within easy reach of the town and the excellent facilities both in the village and at nearby Eddington. Girton is a popular village with shops, pubs and a primary school, as well as excellent sports/recreation facilities. Wellbrook Way can be found just off Girton Road.

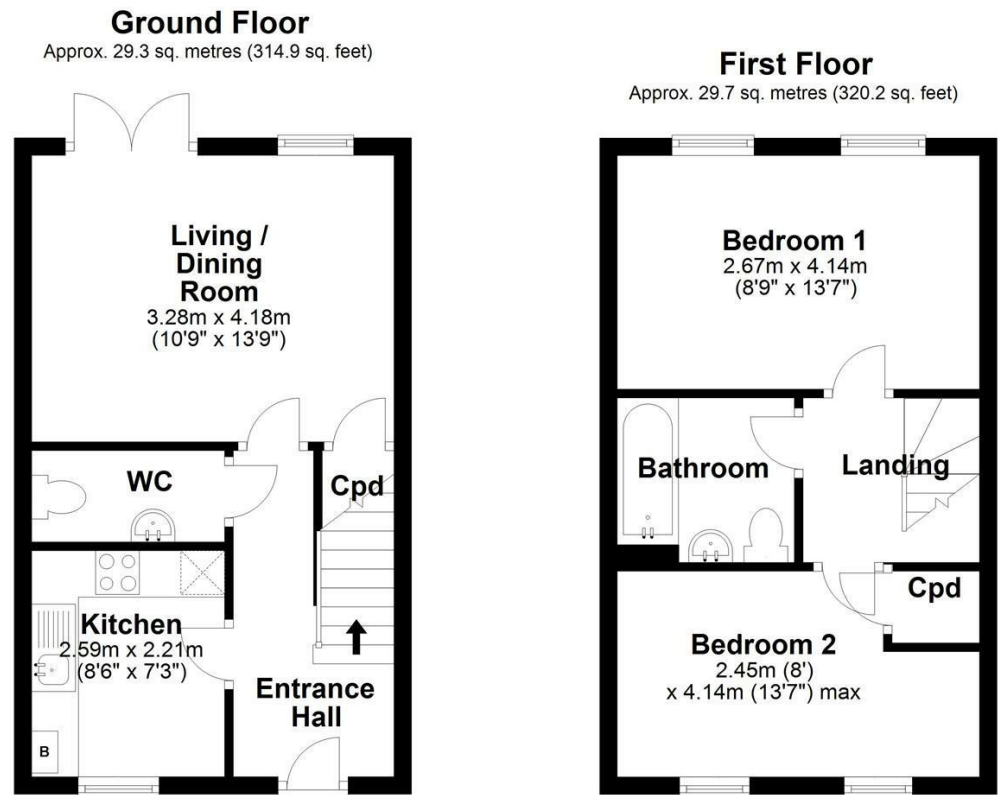
SAT NAV: CB3 0FW

What3words: ///priced.palace.rising

Agents note: The terrace block required structural repair and the entire plan area, including No.27, was underpinned in 2015 with provision of full heave precautions; full details available on request.



Floor Plan



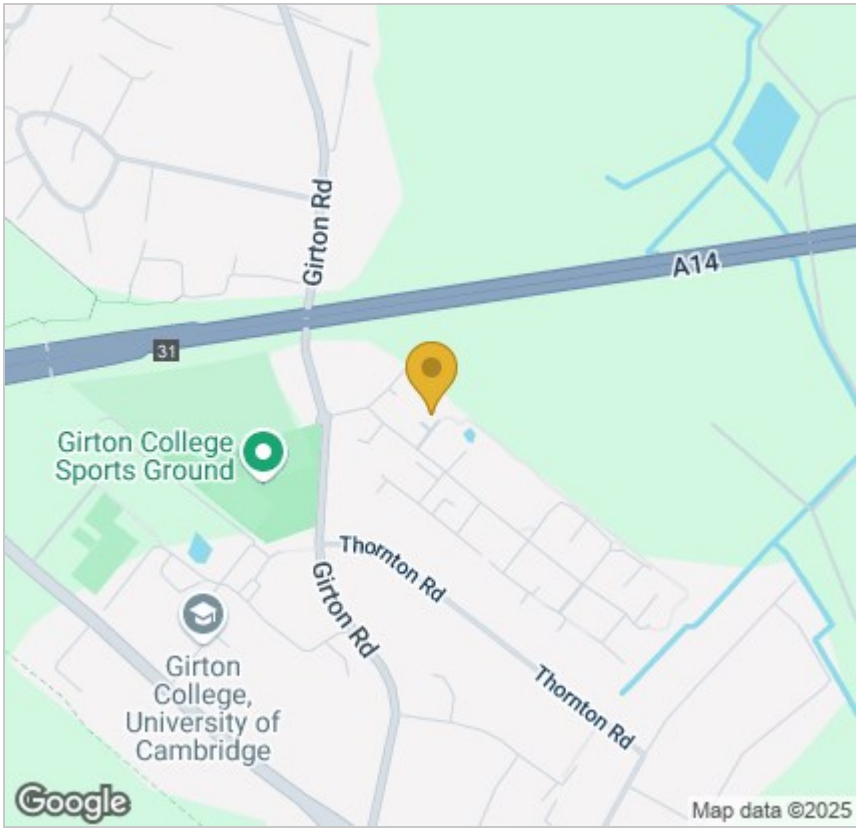
Total area: approx. 59.0 sq. metres (635.1 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

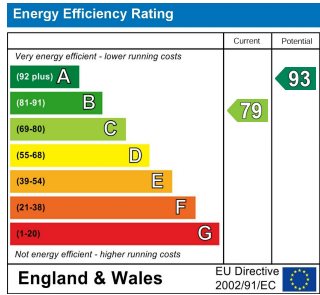
Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold
Council tax band: C

Area Map



Energy Efficiency Graph



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

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

