



Girton Road, Cambridge, CB3 0LS

**CHEFFINS**



## Girton Road

Girton, Cambridge,  
CB3 0LS

A spacious studio annexe in a popular and well served village. The accommodation comprises open plan studio living with kitchen area and shower room. Parking for 1 car. We regret no pets. No Garden. Unfurnished. Available now. EPC: D and Council Tax Band: A.

### LOCATION

Girton is a sought after village located approximately 2 miles to the north-west of Cambridge city centre. The village offers an excellent range of amenities including a shop, doctors surgery, primary school (feeds into Impington Village College), public house, recreation ground, tennis club and golf club. Further amenities can be found in Cambridge and nearby Eddington with a supermarket. For rail commuters, Cambridge Train Station is approximately 4 miles distant with regular services into London Kings Cross and London Liverpool Street. Girton is also conveniently placed for access to major roads including the A14 and the M11.



**£950 PCM**





## ENTRANCE DOOR

to:

## OPEN PLAN STUDIO LIVING/KITCHEN

studio living area with 2 windows to front aspect, window to side aspect, door to shower room and open to kitchen area with base and wall units, work tops, sink with window to rear aspect above, oven with electric hob and fridge freezer.

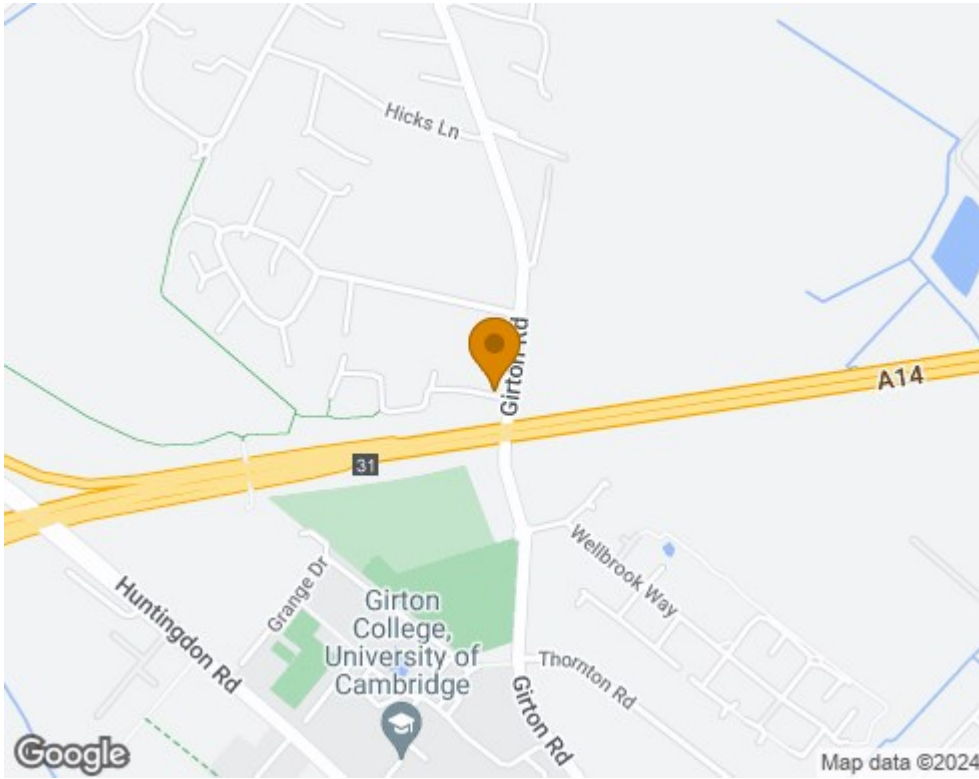
## SHOWER ROOM

shower enclosure, wc, wash basin with mirror above, heated towel rail, window to rear aspect, work top with washing machine below and fitted cupboard.

## LETTING AGENT NOTES

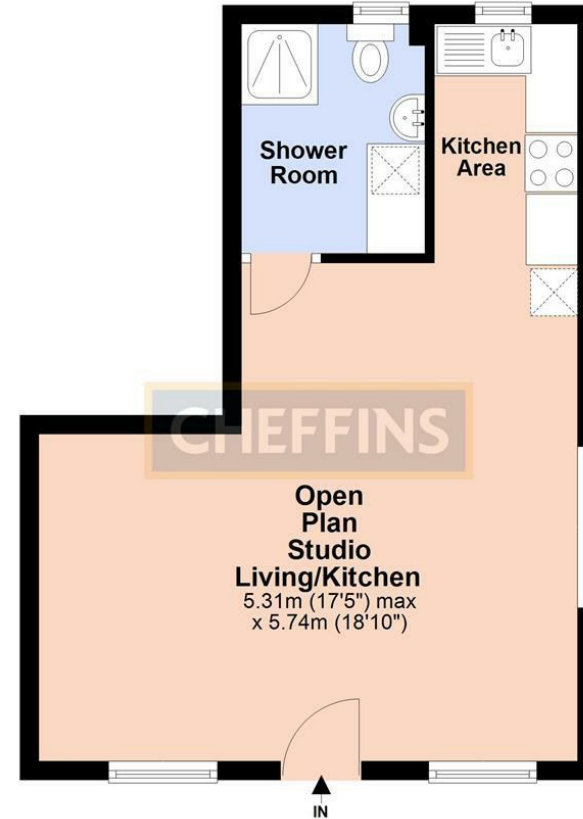
For more information on this property please refer to the Material Information brochure on our Website.





## Ground Floor

Approx. 28.6 sq. metres (307.9 sq. feet)



Total area: approx. 28.6 sq. metres (307.9 sq. feet)

Note: Not to scale - For guidance purposes only

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 (plus)	A	60	92
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	

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

