



126 Thornton Road, Girton,  
Cambridge, CB3 0ND

**Guide price £850,000**





## 126 Thornton Road

Girton, CB3 0ND

- Great location under a mile from Cambridge
- No chain
- Large plot with scope to extend (STPP)

A detached family house with a fabulous plot, in need of refurbishment, and offering scope for expansion. Well-positioned for access to the City and Eddington, and with no chain.

This is an exciting opportunity to extend (subject to consent) and refurbish to create a fantastic family home close to the outskirts of the City, and with a wonderful garden, garage and parking. This attractive family home extends to around 1430 sq. ft, and the accommodation includes a living room with a dual aspect and doors to the garden. A dining room with garden views and access. The kitchen has the original fitted units, and there is a useful utility room. A spacious hallway, porch and cloakroom with WC complete the ground floor.

Upstairs there are three large bedrooms, all are double rooms and overlook the garden. Two bedrooms have fitted cupboards. The main bedroom has been divided to create a study/dressing area where there







is also ladder access to the large loft room, which has a roof light. The shower room has been refitted and includes a walk-in shower and WC.

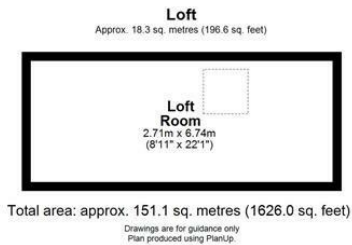
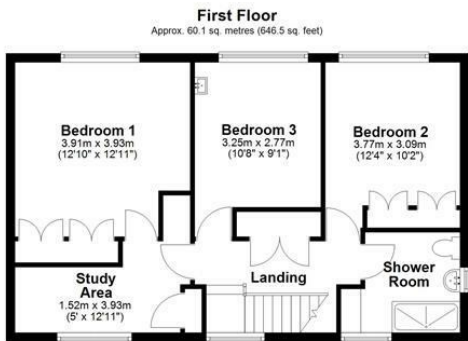
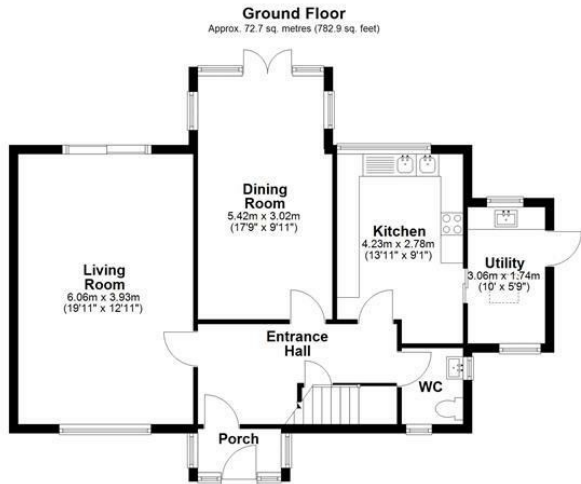
The property has a broad plot. At the front, there is a garden and a driveway for parking. There is a garage and an adjoining workshop. The rear garden is a good size and mainly lawn, there are well-stocked beds and borders and a variety of mature shrubs and trees.

What3words: ///hello.safe.spots

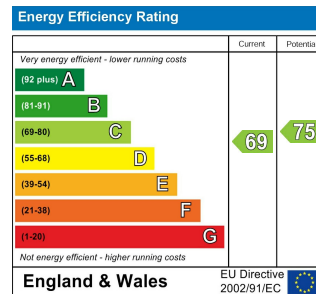
Agents' note: We are advised that the property has, in the past, suffered from subsidence. This was caused by a nearby tree, which was removed, and the property was repaired by the owner's insurance company. Underpinning was not necessary.







## Energy Efficiency Graph



Tenure: Freehold  
Council tax band: F

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.