



213 Wellbrook Way, Girton
Cambridge, CB3 0GL

Guide price £375,000



213 Wellbrook Way

Cambridge, CB3 0GL

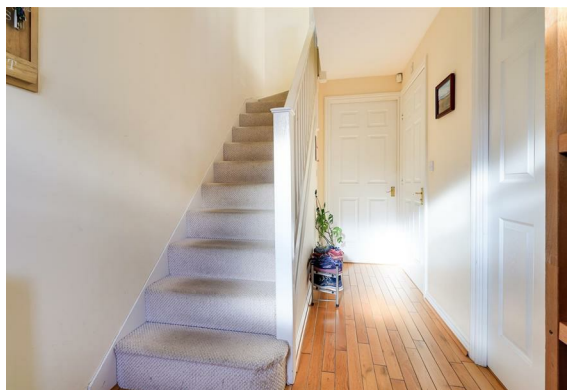
- Landscaped Garden
- New Boiler
- Quiet Village Location
- Off-Street Parking

A beautifully presented two bedroom semi detached home, tucked away within a small development in excellent condition throughout.

Upon entering, you are welcomed by a spacious hallway with room for shoe storage. This leads through to the kitchen, which overlooks the front of the property. The kitchen is a separate enclosed room offering ample wooden cabinetry and generous worktop space, tiled flooring, an integrated gas hob and oven, space for a tall fridge freezer, a newly replaced boiler, and plumbing for utilities.

To the rear of the property is a bright and well proportioned living and dining room, neutrally decorated and enjoying both a window and patio doors overlooking the garden. There is also useful under stairs storage. The downstairs cloakroom sits between the kitchen and living room, offering a generous space that can also function as additional storage.

Upstairs, both bedrooms are





comfortable doubles. The principal bedroom overlooks the rear garden and benefits from two windows, allowing for excellent natural light. It is currently decorated in soft lilac tones, creating a light and fresh feel, and includes an integrated wardrobe. The second bedroom is also a double and is currently arranged as a versatile working and guest space. It also enjoys two windows, making it equally bright, and includes an airing cupboard.

The bathroom is positioned between the two bedrooms and features tiled flooring, light blue walls, a WC, basin with vanity unit, and a bath with both standard and rainfall shower fittings. There is also a newly installed heated towel rail and an extractor fan.

The rear garden is a particular highlight. The lawn is attractively shaped and well maintained, bordered by stone gravel and potted plants. A charming corner features established planting and a small pond, creating a pleasant space to enjoy throughout the year. There is also room for outdoor seating and a garden shed.

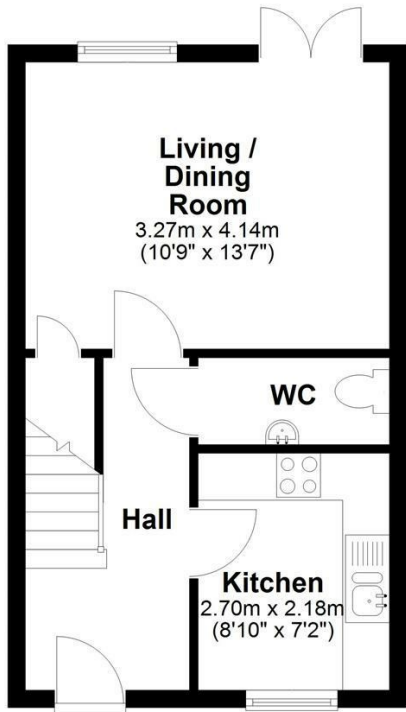
The property benefits from a private car port space, with additional parking available nearby. Situated in a quiet village location, it remains within close proximity to the University West site and Cambridge city centre.

///marked.purely.flood



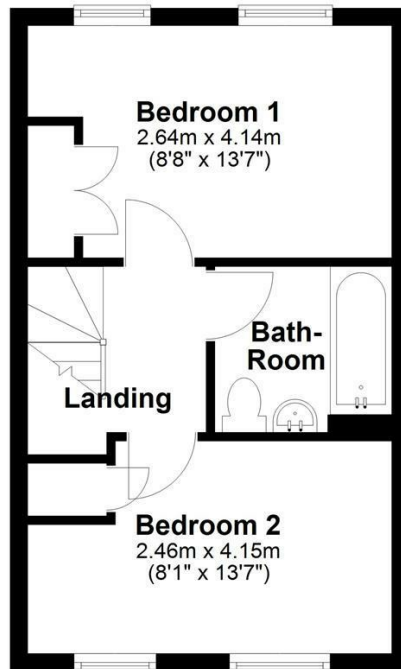
Ground Floor

Approx. 29.7 sq. metres (320.0 sq. feet)



First Floor

Approx. 29.8 sq. metres (320.7 sq. feet)

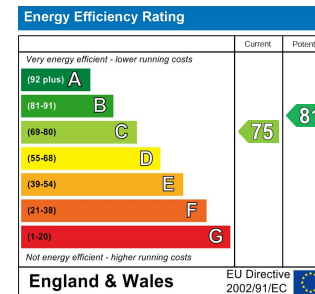


Total area: approx. 59.5 sq. metres (640.7 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Freehold
Council tax band: C

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.

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

Cambridge South
Adkins Corner, Perne Road, Cambridge CB1 3RU
01223 439 555 theteam@grayandtoynbee.com

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