



99A Cambridge Road, Girton, Cambridge, CB3 0PN
Guide Price £475,000 Freehold



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AVAILABLE TO PURCHASE WITH NO ONWARD CHAIN IS THIS FOUR-BEDROOM, TERRACED HOME LOCATED IN THE POPULAR VILLAGE OF GIRTON AND WITHIN CATCHMENT OF THE GIRTON GLEBE PRIMARY SCHOOL AND IMPINGTON VILLAGE COLLEGE.

- Terraced house
- 1191.6 sqft / 110.7 sqm
- Gas fired central heating to radiators
- 0.08 acre plot
- Council tax band - D
- 4 bedrooms, 1 bathroom, 2 reception rooms
- Constructed approx in 1984
- Allocated parking to the rear
- EPC - B/85

Constructed around 1984, this four-bedroom home provides 1191.6 sqft/110.7 sqm of generous accommodation over two floors.

To the ground floor, the property comprises an open plan living/dining room with a box bay window to the front and sliding doors opening onto the rear. Off the entrance hall is a WC and completing the ground floor is the kitchen/breakfast room. The kitchen/breakfast room provides generous levels of storage at both eye level and base level, large worktop space and ample room for white goods.

To the first floor are four bedrooms which include two double bedrooms and two well-proportioned single rooms. Serving each of the bedrooms is a family bathroom suite with a panelled bath with shower above, a low-level WC and a pedestal sink unit with vanity unit below.

Externally, the property has a larger than usual front garden with an array of established trees to the front and a large lawned area, all enclosed by picket fencing along the boundaries. The rear garden is fully enclosed with established flower beds, predominantly laid to lawn, and a paved area accessed directly off the sliding doors to the rear. To the rear of the garden is a brick built outbuilding and allocated parking.

Location

Girton is a highly favoured residential area to live, lying just 2 miles north-west of the city with a fast approach via the Huntingdon Road. There is excellent schooling for all age groups within the area and within walking / cycling distance of the well-regarded Independent Prep schools of St John's College and King's College. The University of Cambridge Primary School is close by in Eddington and the property is also within the catchment area for the Girton Glebe Primary School and Impington Village College.

Girton has its own golf course and tennis club and the village is situated on the edge of open countryside over which there are some pleasant walks.

A Sainsburys supermarket can be found in Eddington whilst others shops can be found on nearby Histon Road. Road links to both the A14 and M11 are also superb, making this property ideal for any commuter into the cities of London or Birmingham. Rail travel is also available via the Cambridge North Station, which is a mere fifteen-minute cycle away.

Tenure

Freehold

Services

Mains services connected include: gas, electricity, water and mains drainage.

Statutory Authorities

South Cambridgeshire District Council
Council tax band- D

Fixtures and Fittings

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

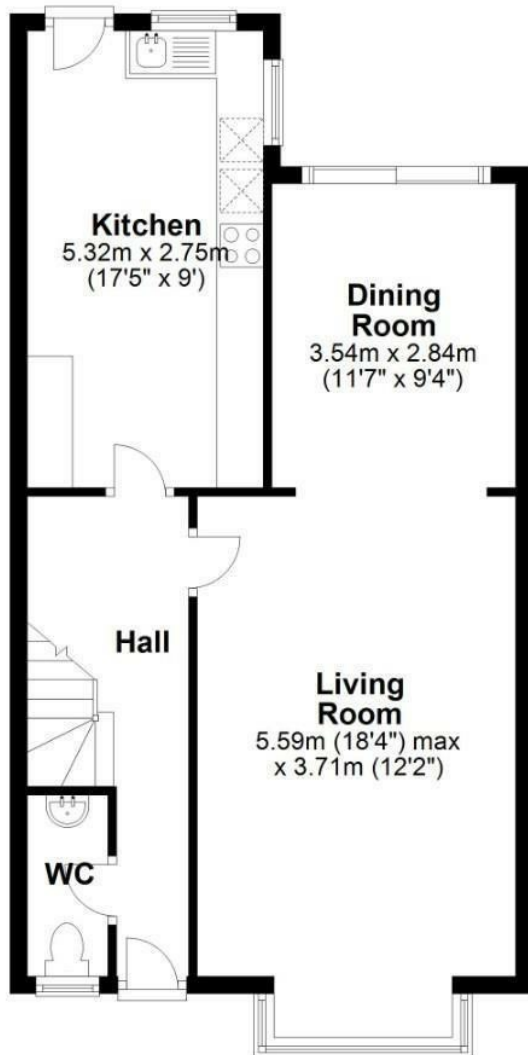
Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris



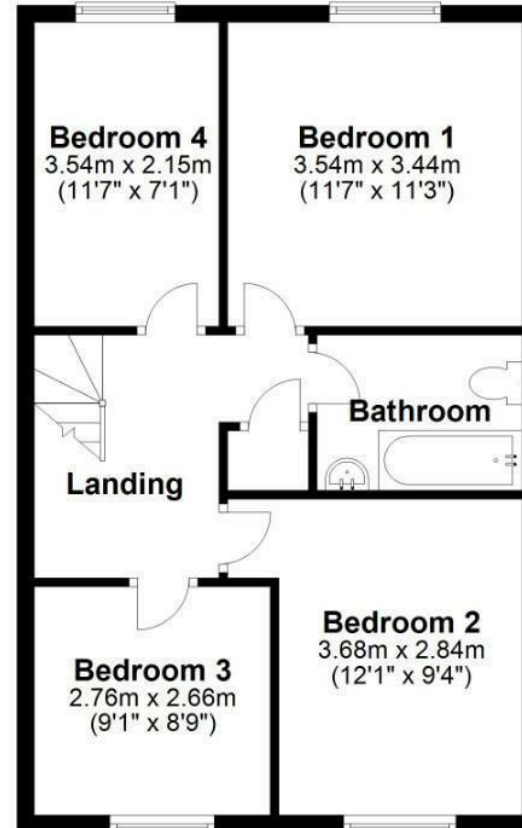
Ground Floor

Approx. 58.1 sq. metres (625.9 sq. feet)



First Floor

Approx. 52.6 sq. metres (565.7 sq. feet)



Total area: approx. 110.7 sq. metres (1191.6 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	85	87
(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	

