



HIGH STREET, GIRTON, CAMBRIDGE, CB3 0QQ

OFFERS AROUND £425,000

99 High Street, Girton, Cambridge, CB3 0QQ

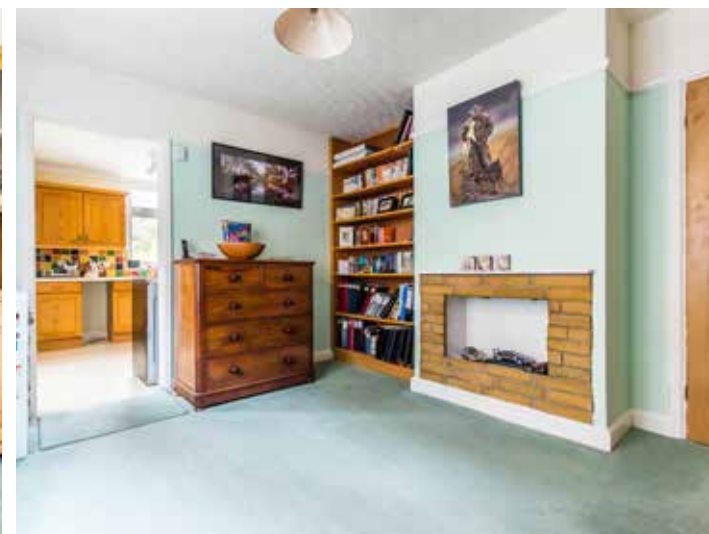
A two bedroom 1930's, bay fronted, detached bungalow situated on a sizeable, and particularly well maintained, plot.

2 bay-fronted bedrooms - shower room and WC - kitchen - dining room - living room - loft room - entrance hall - double glazing - gas fired central heating - front and rear garden - driveway parking - no upward chain

Girton is a highly favoured spot to live, lying just 3 miles North West of the city with fast approach via the Huntingdon Road. Usual facilities are available and there is an excellent village school, the Girton Glebe, within walking distance of the property. Impington Village College is also easily accessible, communications are excellent with the A14 and M11 being close by. Girton has its own golf course and the village is situated on the edge of open countryside over which there are some pleasant walks.

This detached, 1930's, bungalow is within easy reach of Cambridge City Centre and sits on a sizeable mature plot allowing scope for further extension/alteration, subject to the relevant consents. There are two bay fronted bedrooms, one of which is currently used as a living room. The kitchen, adjoining dining room, is fitted with base and eye-level units, space for appliances, pantry and door to outside. The living room, currently used as the dining room, has delightful views of the rear garden and stairs lead to the loft room. There is a sizeable entrance hall and shower room with WC, the whole is in good order, having been particularly well kept over the years.

To the front of the property is a block-paved driveway providing ample parking, stocked shrub beds with a variety of mature plants, trees and shrubs, partly enclosed by fencing.



Side access leads to the sizeable, west-facing, rear garden, beautifully manicured, predominantly lawned with exceptionally well stocked shrub beds. There are a variety of trees, two sheds, one with power, the whole enclosed by fencing with a superb degree of privacy.

Features of Note

- Beautifully manicured, sizeable, west-facing rear garden
- 2 double, bay fronted, bedrooms
- Scope for further development, subject to the relevant consents
- Within easy reach of Cambridge City Centre

Services

All mains services are connected.

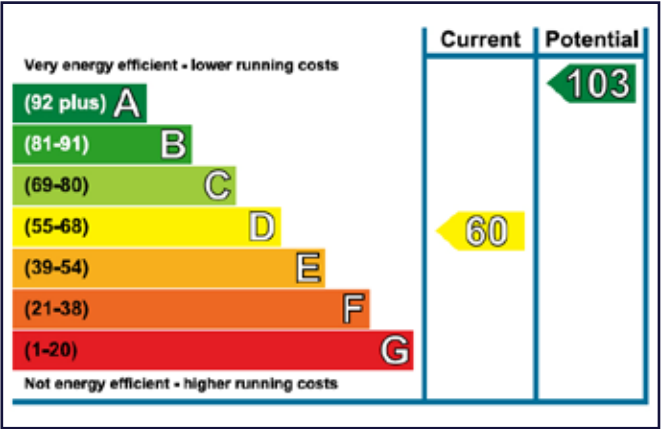
Tenure

The property is being offered for sale freehold with vacant possession upon completion.

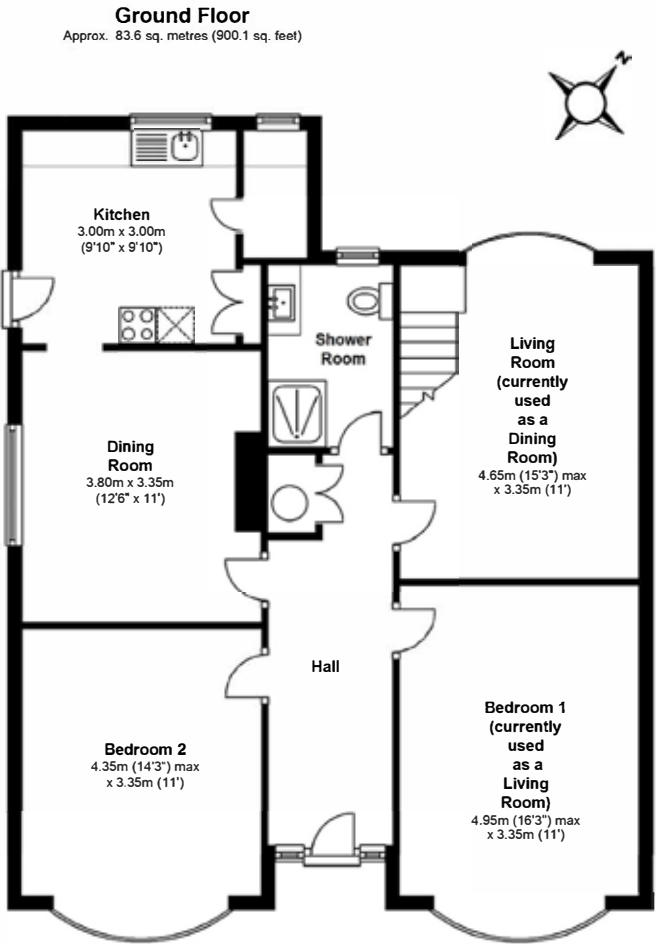
Local Authority

South Cambridgeshire District Council.
Tel: 03450 450 500.
Tax Band: D

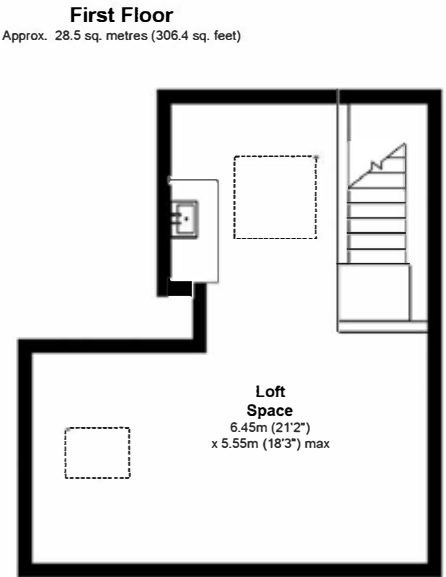
Energy Efficiency Rating



The full version is available on our website or on request.



Total area: approx. 112.1 sq. metres (1206.5 sq. feet)
Drawings are for guidance only



NOT TO SCALE: For guidance purposes only
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