



Girton Road, Girton, Cambridge, CB3 0LS

CHEFFINS

Girton Road

Girton, Cambridge,
CB3 0LS

- Minimum 6 Month Tenancy
- Available NOW
- Unfurnished
- EPC: D
- Council Tax Band: E
- Oil Central Heating
- Garden
- Off Street Parking

A 4 bedroom semi detached family home located in a popular and well served village close to Cambridge. The versatile accommodation comprises 3 reception rooms, kitchen & utility, cloakroom, lean-to conservatory, 4 double bedrooms and bathroom. Generous rear garden and off street parking. We regret no sharers. Unfurnished. Available now. EPC: D and Council Tax Band: E.

 4  1  3

£2,000 PCM





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.



ENTRANCE DOOR

To:

DINING ROOM

stairs rising to first floor with cupboard beneath, window to front aspect. The snug, inner hallway and kitchen are accessed off.

SNUG

dual aspect with windows to front and side aspect, feature open fireplace and fitted shelving to alcove.

INNER HALLWAY

door to cloakroom and door to:

SITTING ROOM

feature open fireplace, window to rear aspect and door to:

CONSERVATORY

door to rear garden.

CLOAKROOM

wc, hand wash basin with mirror above and window to rear aspect.

KITCHEN

base and wall unit, work tops, sink, integrated appliances including

oven, electric hob with extractor above and fridge freezer, space and plumbing for a dishwasher, window to rear aspect and internal window and door to:

UTILITY ROOM

base unit, work top, sink, washing machine, window to rear aspect and door to rear garden.

STAIRS/LANDING

2 built in cupboards and window to front aspect. All first floor rooms are accessed off the landing.

BEDROOM 1

built in wardrobe to alcove and window to rear aspect.

BEDROOM 2

built in wardrobe to alcove and window to front aspect.

BEDROOM 3

window to front aspect.

BEDROOM 4

hand wash basin and window to rear aspect.

BATHROOM

shower over bath with glass shower screen, wash basin with mirror above, linen cupboard, wall cabinet and window to rear aspect.

WC

wc and window to rear aspect.

EXTERIOR

gravelled driveway to the front providing off street parking, hedgerow border, mature tree and side gate to generous enclosed rear garden principally laid to lawn with mature shrub border, patio and shed.

LETTING AGENT NOTES

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

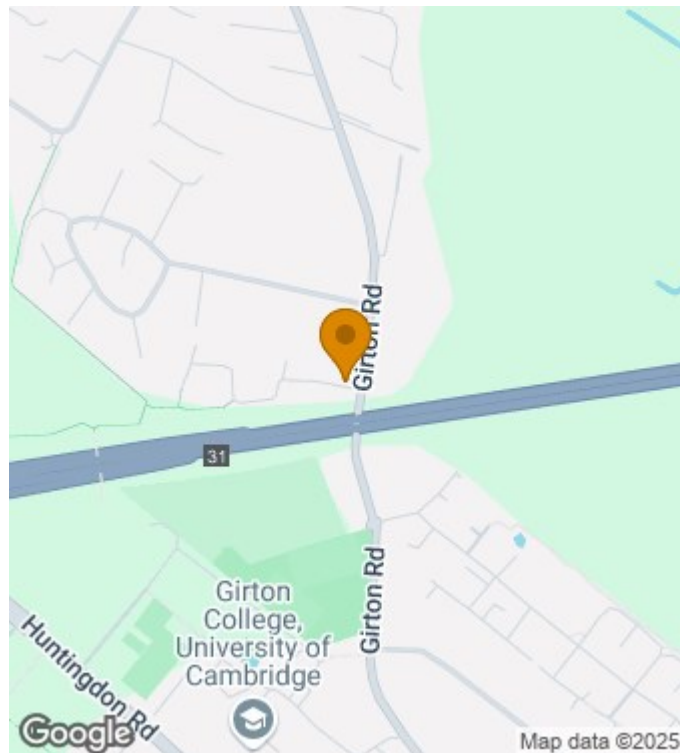
Term - Minimum 6 month tenancy

Holding Deposit - £461

Deposit - £2307







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		55
(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.

