Bush & Co.

3 Duck End, Girton - Guide Price £300,000

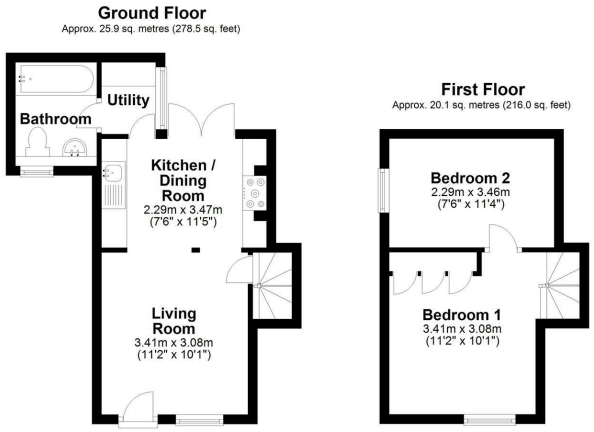
Girton is a popular village around 3 miles north west of Cambridge. The village has many local amenities including a primary school, doctors surgery, public house and co-op supermarket. There is good access to the A14/M11 as well as a regular bus service to the city centre.

The property is a grade II listed house which retains many period features and benefits from a gas fired radiator central heating system and driveway car parking.

The entrance door leads to a sitting room with sash window, fireplace and wooden floor. Stairs lead to the first floor and the kitchen is open plan with a range of wall and base units, a range cooker and quarry tiled floor. There are double doors to the rear and a door to the utility room which has plumbing for washing machine and dishwasher as well as a wall mounted gas fired boiler. The bathroom features a three piece suite with mixer tap shower over, part tiled walls and tiled flooring.

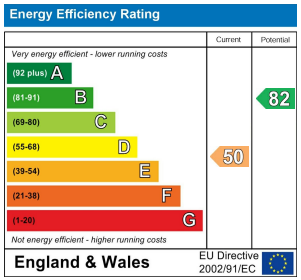
The first floor contains two inter-connecting double bedrooms and there is a loft hatch as well as fitted wardrobes.

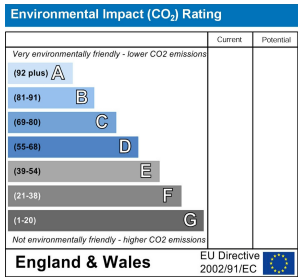
Outside - There is off street driveway parking for one car to the side and a small rear courtyard with right of way access across neighbouring homes.



Total area: approx. 45.9 sq. metres (494.5 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.





IMPORTANT NOTICE

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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