



25 Weavers Field, Girton, Cambridge, CB3 0XB
Guide Price £375,000 Freehold



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AVAILABLE TO PURCHASE WITH NO ONWARD CHAIN IS THIS TWO-BEDROOM, SEMI-DETACHED HOME LOCATED WITHIN THE WELL-REGARDED VILLAGE OF GIRTON.

- Semi-detached house
- 2 beds, 1 bath, 1 recept
- Constructed in 1998
- Driveway parking
- Council tax band - D
- 677 Sqft / 62 Sqm
- 0.04 acres
- Gas fired central heating to radiators
- EPC -C/69

Having been constructed in 1998, this semi-detached home provides accommodation measuring 677.4 Sqft / 62.9 Sqm and is ideal for first time buyers. To the ground floor the property comprises of entrance hall with a WC situated beneath the stairs, a kitchen and a spacious living/dining room with double doors opening onto the rear garden. To the first floor are two double bedrooms and a bathroom benefitting from a panelled bath with shower above.

Externally – to the front is a small lawn area with a patio area leading up to the front door. Located to the side of the property is a double tandem driveway provided off road parking for two vehicles. The rear garden of the property is fully enclosed, laid predominantly to lawn, and has a variety of shrubs, plants and trees located within the borders.

Location

Girton is a highly favoured spot to live, lying just 3 miles Northwest 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, and 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.

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

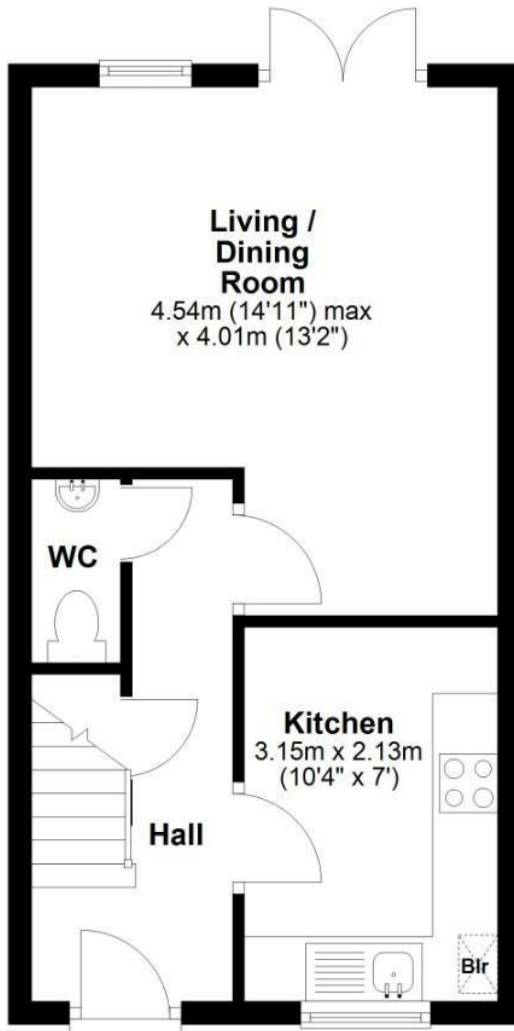
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris





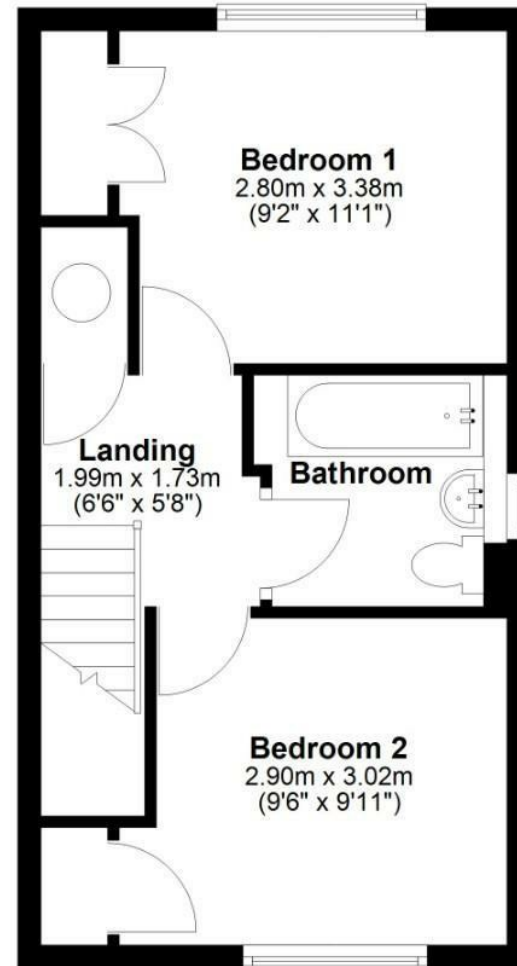
Ground Floor

Approx. 31.2 sq. metres (336.0 sq. feet)



First Floor

Approx. 31.7 sq. metres (341.4 sq. feet)



Total area: approx. 62.9 sq. metres (677.4 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C	69	
(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

