



79 High Street, Girton, Cambridge, CB3 0QD
Guide Price £400,000 Freehold



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**AVAILABLE TO PURCHASE WITH NO ONWARD CHAIN IS THIS TWO-BEDROOM
END OR TERRACE HOME LOCATED ALONG THE HIGH STREET, GIRTON.**

- End of terrace house
- 649.2 sqft/60.3 sqm
- Gas fired central heating to radiators
- EPC-D/59
- No onward chain
- 2 bedrooms, 1 bathroom, 1 reception room
- Circa 1900
- Parking on the road
- Council tax band - C

Believed to date within the 19th century, this end of terrace home was later extended to the side and provides accommodation measuring 649.2 sqft/60.3 sqm.

To the ground floor the property comprises of an entrance hallway with a built-in storage cupboard and bathroom adjoining, a living room with a feature fireplace and a kitchen/dining area which opens onto the rear garden.

To the first floor are two double bedrooms with bedroom one benefitting from a built-in storage cupboard.

Externally - The rear garden of the property is fully enclosed, benefits from a pergola off the rear doors of the kitchen and has an array of mature trees and plants within.

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 - C

Fixtures and Fittings

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

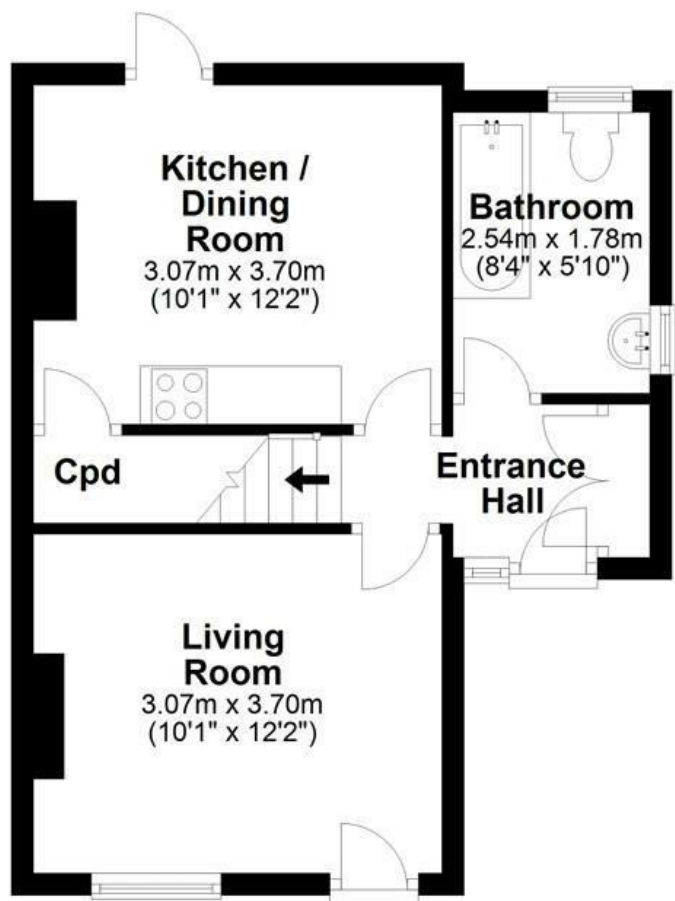
Viewing

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



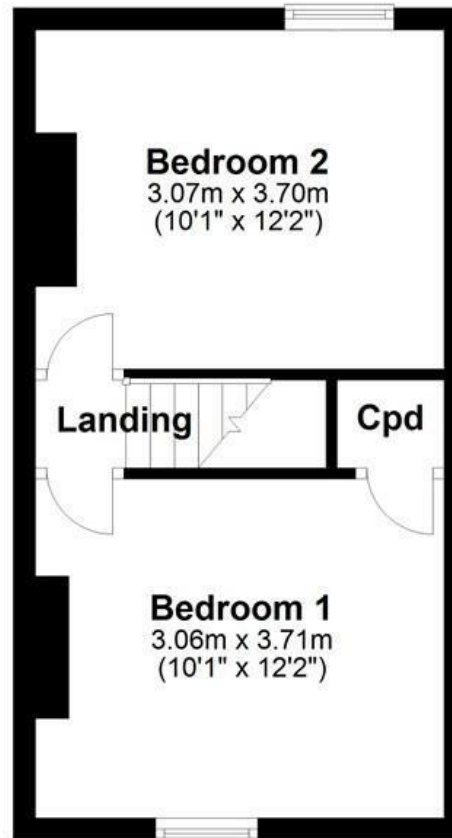
Ground Floor

Approx. 33.9 sq. metres (365.1 sq. feet)



First Floor

Approx. 26.4 sq. metres (284.0 sq. feet)



Total area: approx. 60.3 sq. metres (649.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

