



15 Cherry Bounds Road, Girton, Cambridge, CB3 0JT
Guide Price £450,000 Freehold



rah.co.uk
01223 819300

WITH TERRIFIC VIEWS ACROSS GIRTON ALLOTMENTS TO THE REAR, THIS THREE-BEDROOM HOME IS NESTLED TOWARDS THE VERY END OF CHERRY BOUNDS ROAD, A POPULAR CUL-DE-SAC IN THE HEART OF THIS WELL-REGARDED VILLAGE.

- Terraced house
- 900 sqft / 84 sqm
- Gas-fired central heating to radiators
- Built in 1990s
- Council tax band - C
- 3 bedrooms, 2 reception rooms, 1 bathroom
- 0.05 acre plot backing onto allotments
- Driveway parking and garage
- EPC - C / 72
- No onward chain

Available to purchase with no onward chain, this three-bedroom home is ideal for first time buyers and falls within the catchment of Impington Village College and Girton Glebe Primary School.

To the ground floor, the property comprises an entrance hallway with a separate WC adjoining, storage space beneath the stairs and a large cupboard, ideal for storing shoes and coats. The property benefits from two reception rooms, which include a generous lounge/dining room and a UPVC built conservatory opening onto the garden to the rear. The kitchen is located to the front of the property, and features cupboard space at both base level and eye-level and has space for a fridge freezer, oven, washing machine and a dishwasher. Off the kitchen is a large pantry cupboard.

To the first floor are three well-proportioned bedrooms with bedrooms one and three each benefitting from views across the allotments to the rear. A family bathroom completes the first floor and comprises a bath with shower over, a pedestal sink unit and a low-level WC.

Externally – The property has a driveway to the front, which leads up to the garage. The front garden of the property is laid to lawn with an array of well-stocked borders. The rear garden of the property is a mixture of hard standing, gravel and lawn with low level shrubbery to benefit from the views across the allotments to the rear

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 Sainsbury's 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 drainage.

Statutory Authorities

South Cambridgeshire District Council
Council tax band - C

Fixtures and Fittings

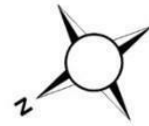
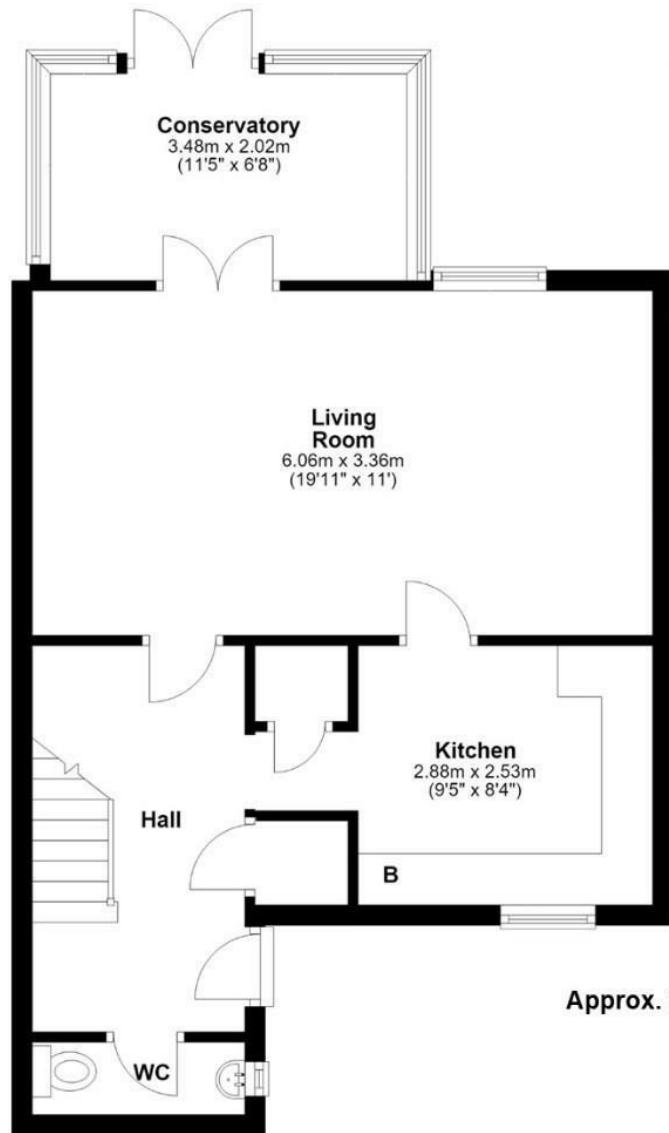
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

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



Ground Floor



First Floor



Approx. gross internal floor area 84 sqm (900 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	72	80
EU Directive 2002/91/EC		

