



37 Northfield, Girton, Cambridge, CB3 0QG
Guide Price £450,000 Freehold



rah.co.uk
01223 819300

**NESTLED TOWARDS THE END OF THIS QUIET CUL-DE-SAC IS THIS SEMI-DETACHED, CHALET
STYLE BUNGALOW - LOCATED JUST A SHORT WALK FROM GIRTON GOLF CLUB.**

- Semi-detached chalet bungalow
- 4 beds, 2 baths, 1 recept
- Constructed in 1984
- Gas central heating (boiler out of service/not working)
- Council tax band - D
- 1097 Sqft / 102 Sqm
- 0.08 acres
- Driveway and Garage
- EPC - D / 60

Having been constructed in 1984, this semi-detached chalet bungalow measures approximately 1097 Sqft / 102 Sqm and provides living accommodation over two floors. To the ground floor the property comprises of an entrance hall, living/dining room with stairs leading to the first floor, a separate kitchen, three bedrooms and a bathroom. To the first floor the property comprises of a large bedroom with an en-suite bathroom and a large storage area into the eaves of the loft.

The property is in need of some sympathetic improvements.

Externally – Occupying a plot of approximately 0.08 acres the property has a generous gravel laid driveway to the front which leads up towards the integral single garage. The rear garden is fully enclosed with panelled fencing and benefits from a block paved patio area directly off the kitchen and living room, numerous raised beds and a gravelled seating area to the side. A few trees and shrubs have been planted along the perimeter of the plot and a timber built shed is located to the far corner.

Location

Girton is a highly favoured spot to live, lying just 3 miles North West 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: electricity, water and mains drainage. The property has gas fired central heating, but the boiler is currently out of service and will need replacing. The current owner is using plug in heaters as her method of heating.

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

Agent Notes

The property has gas fired central heating, but the boiler is currently out of service and will need replacing. The current owner is using plug in storage heaters as her method of heating.

There is penetrating damp in one of the upper corners of one of the bedrooms, which is linked to gutter/downpipe issues. There was a leak under the bath, which has been dried out and fixed, but has left an unpleasant smell in an adjacent bedroom as carpet and underlay got damp (especially in a built in cupboard)



Ground Floor

Approx. 79.9 sq. metres (860.4 sq. feet)

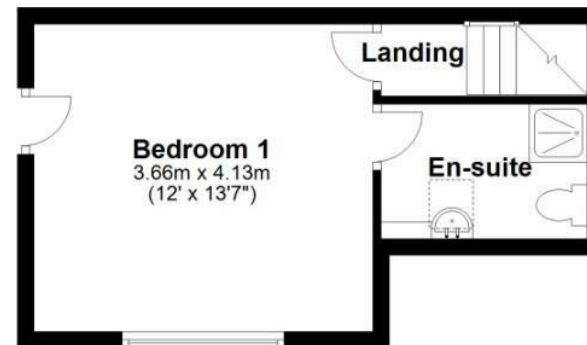


Total area: approx. 102.0 sq. metres (1097.6 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

First Floor

Approx. 22.0 sq. metres (237.2 sq. feet)



Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) A	81
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	60
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

