

16 Northfield, Girton, Cambridge, CB3 0QG

Guide Price £420,000 Freehold

REDMAYNE ARNOLD & HARRIS

rah.co.uk

01223 819300

AN ESTABLISHED SEMI-DETACHED HOUSE OFFERING SPACIOUS AND WELL-PLANNED ACCOMMODATION WITH GREAT POTENTIAL FOR EXPANSION AND MODERNISATION, SET WITHIN A GENEROUS PLOT LOCATED WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE LOCATION.

- 3 bedroom semi-detached house
- 2 reception rooms, 1 bathroom
- Gas fired central heating to radiators
- Off road parking and garage
- Council tax band-D
- 925 sqft/86 sqm
- 0.09 acres
- Constructed in the 1960's
- EPC-D/68

The property enjoys a tranquil no-through road position, located just off the Fairway, close to the centre of the village. The property offers wonderful potential for expansion, subject to planning consents and modernisation and given numerous properties in the road have been extended and improved, permission should be a formality.

The accommodation comprises a welcoming reception hall with stairs to first floor accommodation and storage cupboard under. The sitting room boasts a feature open fireplace with decorative tile surround and hearth plus fitted book shelves. This room opens to the dining room which in turn has patio doors out to the garden. The kitchen is fitted with a range of base level and wall mounted storage cupboards plus pantry cupboards, fitted work surfaces with inset single sink unit and drainer, space for a electric or gas cooker, space for fridge/freezer and washing machine. There is a door to the side driveway.

Upstairs, the landing has a fitted storage cupboard which houses a Valiant gas fired central heating boiler. There are three good sized bedrooms, a refitted wet room and a separate WC.

Outside, the property is set back from the road with a lawned front garden, enclosed and screened by hedging. A driveway provides parking for up to three cars and leads to the garage with up and over door, power and light connected. Gated access leads to the rear garden which is predominately laid to lawn with well stocked flower and shrub borders and beds, a generous paved patio and an outside gardeners WC, a range of specimen and fruit trees and all enjoys good levels of privacy.

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.

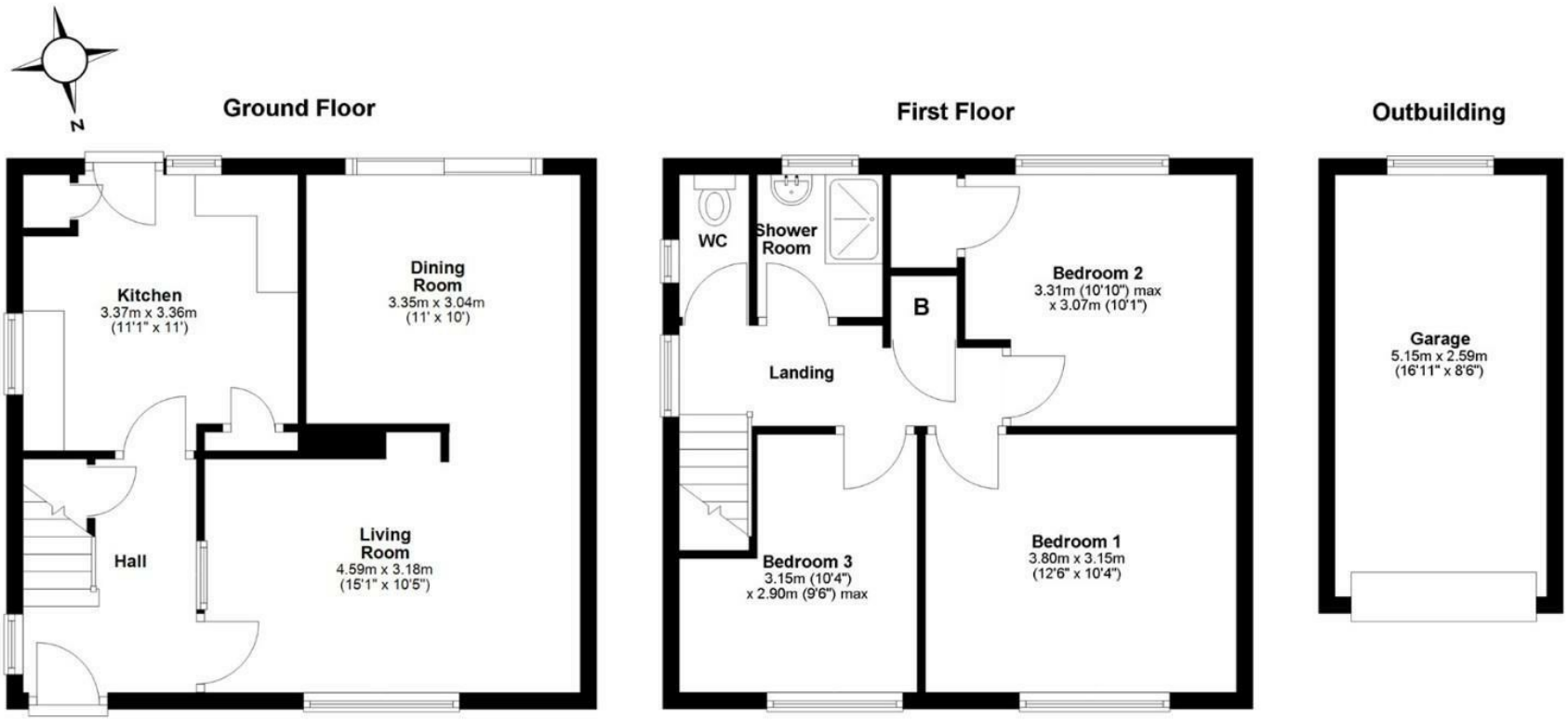
Statutory Authorities
South Cambridgeshire District Council
Council tax band - D

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

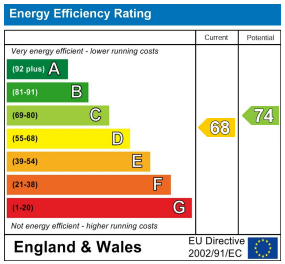
Viewing
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris







Approx. gross internal floor area 86 sqm (925 sqft) excluding Outbuilding



These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.











