



77 High Street, Girton, Cambridge, CB3 0QD
Guide Price £375,000 Freehold



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AVAILABLE TO PURCHASE WITH NO ONWARD CHAIN IS THIS DELIGHTFUL TWO-BEDROOM COTTAGE, LOCATED WITHIN THE POPULAR VILLAGE OF GIRTON AND WITHIN THE CATCHMENT OF IMPINGTON VILLAGE COLLEGE.

- Terraced house
- 633.3 sq ft / 58.8 sq m
- Gas fired central heating to radiators
- 0.02 acre plot
- Council tax band-C
- 2 bedrooms, 1 bathroom, 1 reception
- Built circa 1900-Edwardian
- Parking on road
- EPC-D / 67
- No onward chain

This charming two-bedroom terraced cottage dates from the early 1900s and offers approximately 633.3 sq ft (58.8 sq m) of accommodation, presented in good decorative order throughout. Retaining a number of character features, the property combines traditional cottage charm with practical modern living.

The ground floor comprises a welcoming living room featuring a fireplace with shelving to either side and original floorboards, creating a warm and characterful space. The farmhouse-style kitchen/breakfast room complements the property's period origins, with base-level cupboards, a Belfast sink and integrated appliances, including a gas hob and fan-assisted oven.

A useful rear lobby provides additional utility space, with plumbing for a washing machine and direct access to the rear garden. The family bathroom is also accessed from the lobby and is fully tiled, fitted with a wall-mounted wash basin, panelled bath with shower over and low-level WC.

To the first floor are two well-proportioned double bedrooms, with bedroom one benefiting from a fitted cupboard.

Externally, the property enjoys a gravelled front garden, enclosed by wrought-iron railings and a matching gate. To the rear, the fully enclosed garden is laid to hardstanding, providing a low-maintenance outdoor space ideal for entertaining and enjoying the warmer months.

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, a village with its own golf course, tennis club and convenient village store, is situated on the edge of open countryside offering the opportunity for pleasant walks. A Sainsbury's supermarket can be found in Eddington whilst other shops can be found in 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.

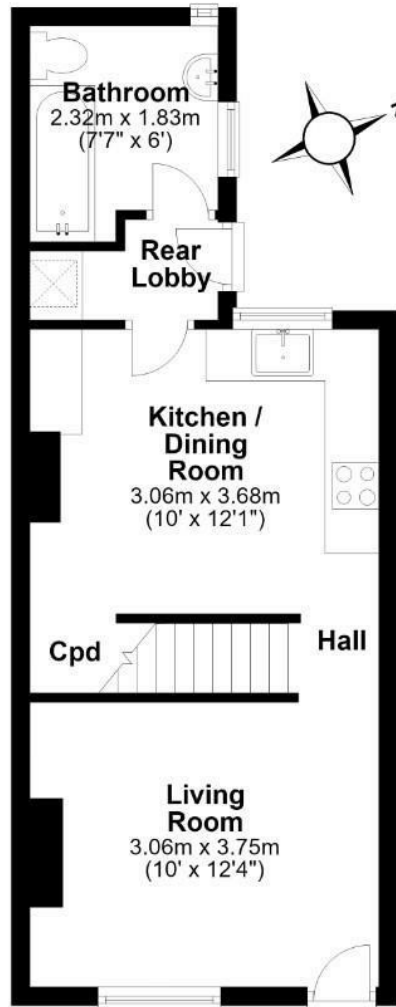
Viewing

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



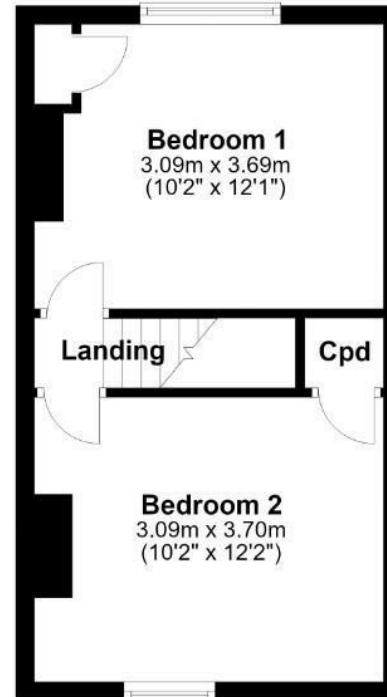
Ground Floor

Approx. 32.4 sq. metres (349.2 sq. feet)



First Floor

Approx. 26.4 sq. metres (284.1 sq. feet)



Total area: approx. 58.8 sq. metres (633.3 sq. feet)

For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

