



19 Fairway, Girton, Cambridge, CB3 0QF
Guide Price £450,000 Freehold



rah.co.uk
01223 819300

**AVAILABLE TO PURCHASE WITH NO ONWARD CHAIN IS THIS THREE-BEDROOM,
SEMI-DETACHED FAMILY HOME WITH A SUBSTANTIAL LANDSCAPED GARDEN
BACKING ONTO GIRTON GOLF CLUB.**

- Semi-detached house
- 973.7 sqft/90.5 sqm
- Gas fired central heating to radiators
- EPC-C/77
- Constructed circa 1965
- 3 bedrooms, 1 bathroom, 2 reception rooms
- 0.12 acre plot
- Driveway parking and garage
- Council tax band - D

Constructed around 1965, this family sized home measures 973.7 sqft/90.5 sqm and offers further potential for expansion subject to the relevant planning consents being granted. To the ground floor the property comprises of two reception rooms which includes a 19'4"sqft living/dining room with picture window overlooking the garden and a sitting room with a set of French style doors opening onto the rear garden. The kitchen for the property is in a farmhouse style and benefits from tiled floors and splash backs, cupboard space at both eye level and base level, a wooden style work surface, a butler-sink and a variety of integrated appliances. Completing the ground floor is a porch, a spacious entrance hall with stairs leading to the first floor, adjoining WC and adjoining integrated garage. To the first floor are three bedrooms and a shower room.

Externally – To the front of the property is a front garden with herbaceous borders and a block paved driveway which provides off road parking for two vehicles and leads up to the integral garage. The rear garden is beautifully landscaped with well stocked borders, raised beds and an array of fruit trees throughout. To the rear of the garden is a brook which takes away surface water and then Girton Golf Club beyond.

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

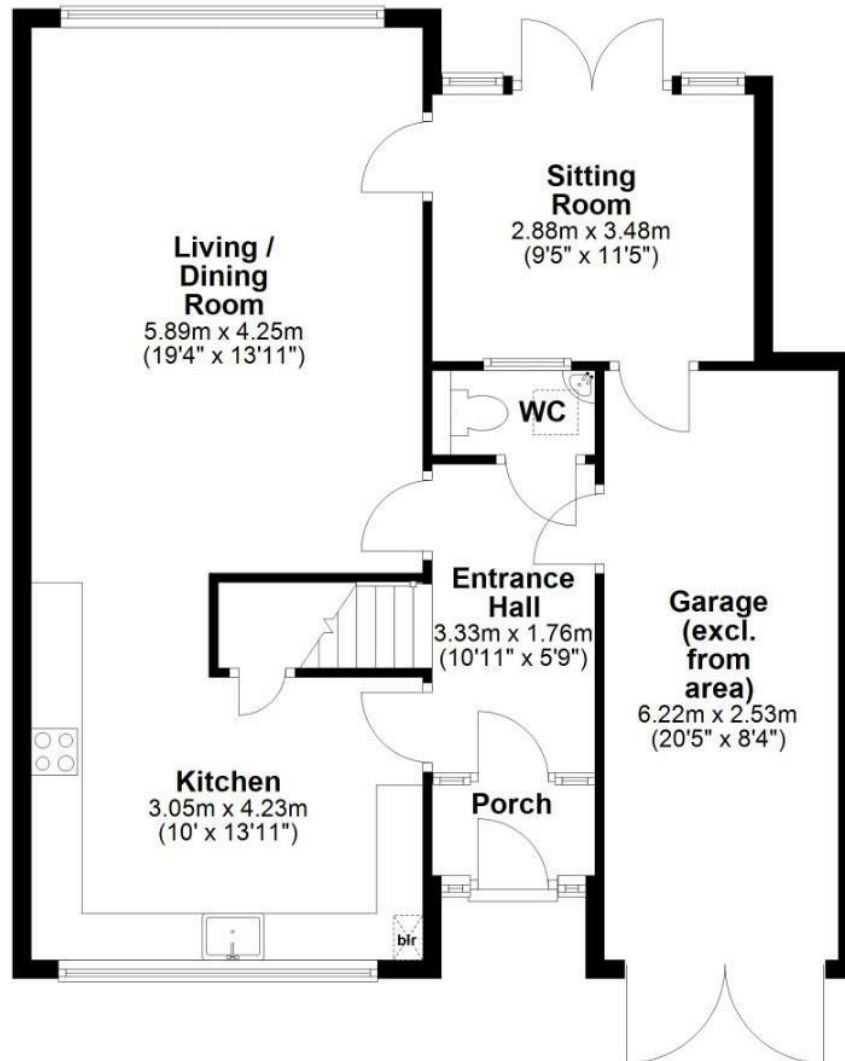
Agents Note

The property is part of a probate estate, probate has been granted.



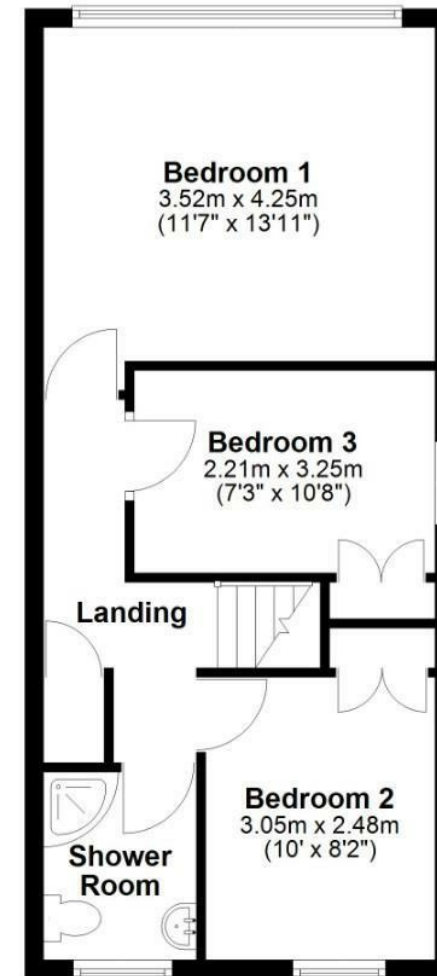
Ground Floor

Approx. 47.7 sq. metres (513.4 sq. feet)



First Floor

Approx. 42.8 sq. metres (460.3 sq. feet)



Total area: approx. 90.5 sq. metres (973.7 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

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	79
EU Directive 2002/91/EC		

