



Thornton Way, Girton Cambridge

Price: Freehold £685,000 guide price

- Rare Opportunity
- Established Detached Home
- Four Bedrooms
- Extensive Living Space
- Beautiful Extensive Gardens
- Updating Required
- Sought After Village
- Cambridge Outskirts

EPC Rating: D



Situated within a quiet and established residential road, in the much sought after village of Girton, this is a prime opportunity to acquire this lovely four bedroom detached mature house, which requires updating throughout, but offers the potential of a fine home in lovely village setting.

The gardens are a beautiful feature of the property, with an extensive lawn and block paved terrace, perfect for relaxing through those summer evenings.

On the ground floor there are two large reception rooms and kitchen/breakfast room, with adjacent utility room. There is also a ground floor bedroom with ensuite shower room, a useful addition for an elderly relative if required, plus a family bathroom and WC.

On the first floor are three good sized bedrooms, the main bedroom with ensuite facilities.

At the front of the house there are well tended gardens with off road driveway parking. Gated access leads to the rear garden.

Don't hesitate, contact us now to arrange your viewing appointment.

The accommodation briefly comprises;

Entrance Porch

Entrance Hall and Under stairs Lobby

Dining Room- 16'1 x 11'10 (4.9m x 3.6m)

Kitchen/Breakfast Room- 22'4 x 8'7 (6.8m x 2.61m)
Pantry

Utility Room- 10'10 x 4'7 (3.3m x 1.4m)
Large storage cupboards

Living Room- 19'10 x 16'2 (6.04m x 4.93m)
Large storage cupboards

Bedroom Four- 10' x 9' (3.04m x 2.7m)

Ensuite Shower Room

Family Bathroom

Separate WC

First Floor Landing
Large storage cupboards,

Bedroom One- 15'1 x 14'2 (4.6m x 4.32m)

Ensuite WC and Wash basin

Bedroom Two- 15'3 x 10'7 (4.65m x 3.23m)

Bedroom Three- 10' x 9'6 (3.04m x 2.9m)
Large boarded loft with tall pitch

Outside

Front Garden- laid to lawn with driveway and off road parking

Rear Garden- Extensive lawn and block paved terrace, mature trees and shrubs, private and well screened.



1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense.

4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: ORP101288 - 0008

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Ground Floor

First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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FREE MARKET APPRAISAL

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