



Wellbrook Way, Girton

+44 (0) 1223 508050

lettings@cookecurtis.co.uk

www.cookecurtis.co.uk

This modern, fully furnished home is in excellent condition throughout. The Wellbrook Way area offers a fantastic balance between living close to the city and enjoying the traditional charm and facilities of Girton village.

£1,700 pcm

Wellbrook Way, Girton,
CB3 0GP



A modern, fully furnished, three bedroom semi-detached home in a quiet, sought after location in Girton. The property is beautifully presented throughout and ready for immediate occupation.

On the ground floor, the entrance hallway leads to a bright, well equipped kitchen with a dining area, furnished with dining table and four chairs. All appliances are supplied, including an oven, hob, washing machine, dishwasher, and fridge / freezer. At the rear of the property is the spacious living room, tastefully furnished with stylish sofas, side tables and lamps. French doors open onto the fully enclosed rear garden, offering a private outdoor space. A downstairs w.c. is also accessed from the hallway.



On the first floor, the main bedroom is furnished with a bed, mattress, bedside tables, wardrobe, chest of drawers and a chair. It also benefits from an en-suite shower room. The second bedroom is a comfortable double, furnished with a bed, mattress, chest of drawers and bedside table. The third bedroom is set up as a study with a desk and chair but provides the flexibility for tenants to add their own single bed if required. A family bathroom with a shower over the bath serves the second and third bedrooms.

Externally, the property includes a fully enclosed rear garden with garden furniture, a front garden, a private driveway and additional on street parking.

Available immediately for an initial six month tenancy. Pets are not permitted.





80 sqm / 861 sqft

3 bed, 2 bath, 1 recep

Council tax band - C

EPC - C / 75

Gas central heating

Driveway parking

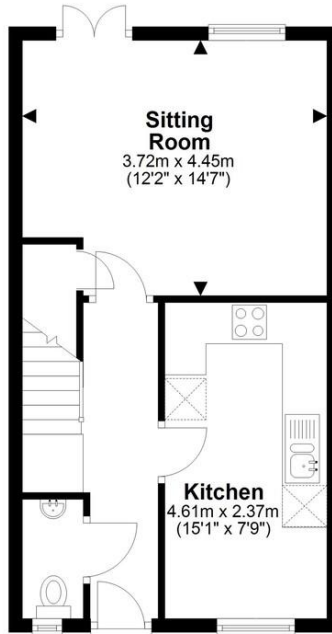
Fully furnished

Available January 2025



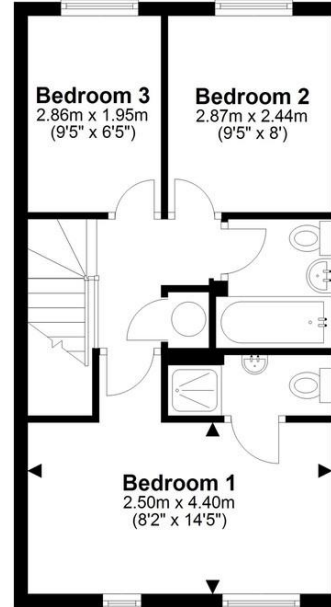
Ground Floor

Approx. 37.5 sq. metres (403.6 sq. feet)



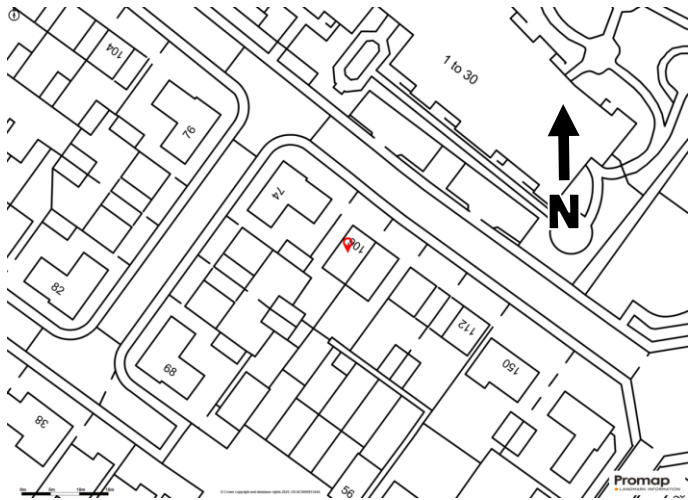
First Floor

Approx. 37.7 sq. metres (406.1 sq. feet)



Total area: approx. 75.2 sq. metres (809.7 sq. feet)

Drawings are for guidance only. www.beachenergy.co.uk - IPMS 2
Plan produced using PlanUp.



Girton is the only local village that is home to and shares a name with a Cambridge College. It's at the west edge of the city, so super easy to access, but still looks and feels like a traditional village with its own identity. You can hop on the bus or your bike and head straight into town, or enjoy the village's many facilities of its own – including pubs and restaurants, a local shop, a primary school (that feeds into Impington VC, about 2.5 miles away), nursery, tennis club and golf club. There is a Sainsbury's supermarket in the new suburb of Eddington (about a mile away) plus a further primary school and a small Co-Op by Girton College, which is open seven days a week until late. Many of the city's private schools are on the west side of the city, so are easily accessible and Eddington also has an award-winning performance and community space and various other facilities. Choose Girton if you want to get into the city easily but don't like the idea of urban or suburban living, particularly if you want to get in without using the car.

COOKE
CURTIS
& CO