



8 Redgate Road, Girton, Cambridge, CB3 0PP

Guide Price £475,000 Freehold



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A RECENTLY REFURBISHED THREE BEDROOM DETACHED FAMILY HOUSE PROVIDING GENEROUS OUTSIDE SPACE AND PARKING, LOCATED IN THE CENTRE OF THIS HIGHLY-REGARDED VILLAGE, SURPRISINGLY CLOSE TO CAMBRIDGE CITY CENTRE

Three bedrooms • sitting/dining room • refitted kitchen • refitted WC • refitted family bathroom • front garden • driveway parking • garage • rear garden

This three bedroom detached family house with south-facing rear garden has recently been updated by the current owners and occupies generous plot with ample parking in a quiet cul-de-sac in the heart of the village. The property offers bright and well-proportioned accommodation arranged over two floors and real potential for expansion (STPC). Drawings are in place for buyers to view. The entrance hall with staircase leads to the refitted WC and all other ground floor accommodation. The triple aspect sitting/dining room measures an impressive 21'1" x 11'5" and provides access to the rear garden via large glazed sliding doors. The refitted kitchen provides a wide range of modern high-gloss storage units and drawers, work surface space and double ovens. Upstairs, the first floor landing leads to a refitted family bathroom and three bright and spacious bedrooms. Outside, the front of the property is mainly laid to gravel and provides ample off-street parking. There is a hardstanding driveway which leads to a garage. Gated side access leads to a south-facing garden which is predominately laid to lawn with patio area and gravelled side area.

KEY FEATURES

Refurbished detached family home
Extension potential (STPC)
Extension drawings in place
South facing rear garden
Catchment for Impington Village College
Cycling distance to Cambridge City centre
Major road links close by

LOCATION

Girton is situated immediately to the north west of Cambridge. There are local shops on Thornton Road and a Co-op within walking distance. Primary schooling is available in the village at Girton Glebe with secondary schooling at Impington Village College. The village offers a church, recreation ground and two public houses and is within cycling and walking distance of Cambridge City centre.

AGENTS NOTES

Gas radiator central heating system
Council tax band – D

SERVICES

All mains services are connected.

STATUTORY AUTHORITIES

Cambridge City Council
Cambridgeshire County Council

FIXTURES AND FITTINGS

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

VIEWING

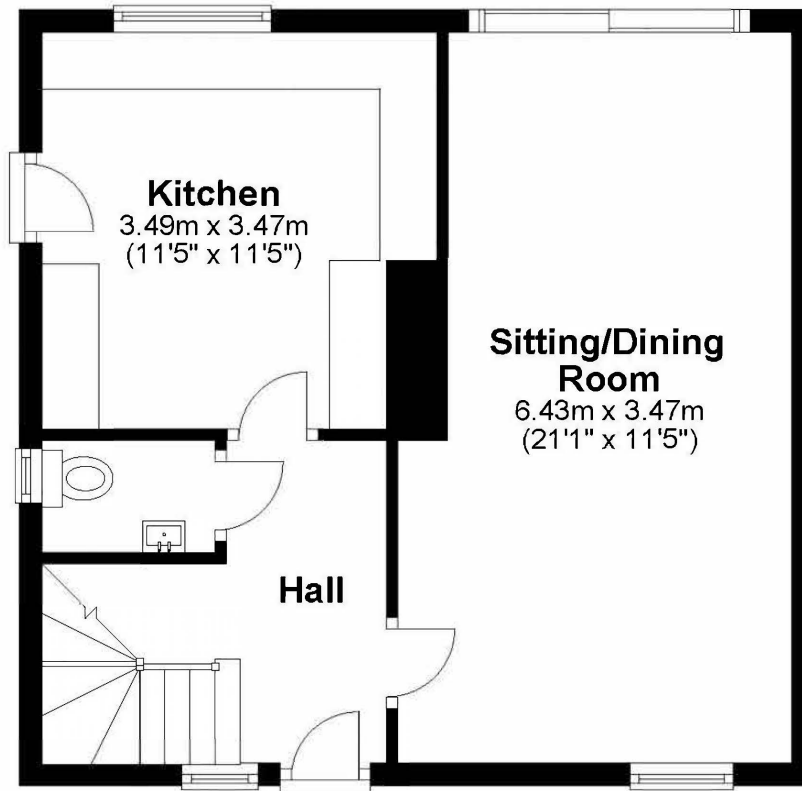
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris

7 Dukes Court, 54-64 Newmarket Road, Cambridge, CB5 8DZ



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Ground Floor



First Floor



Approx. gross internal floor area 85 sqm (925 sqft)

