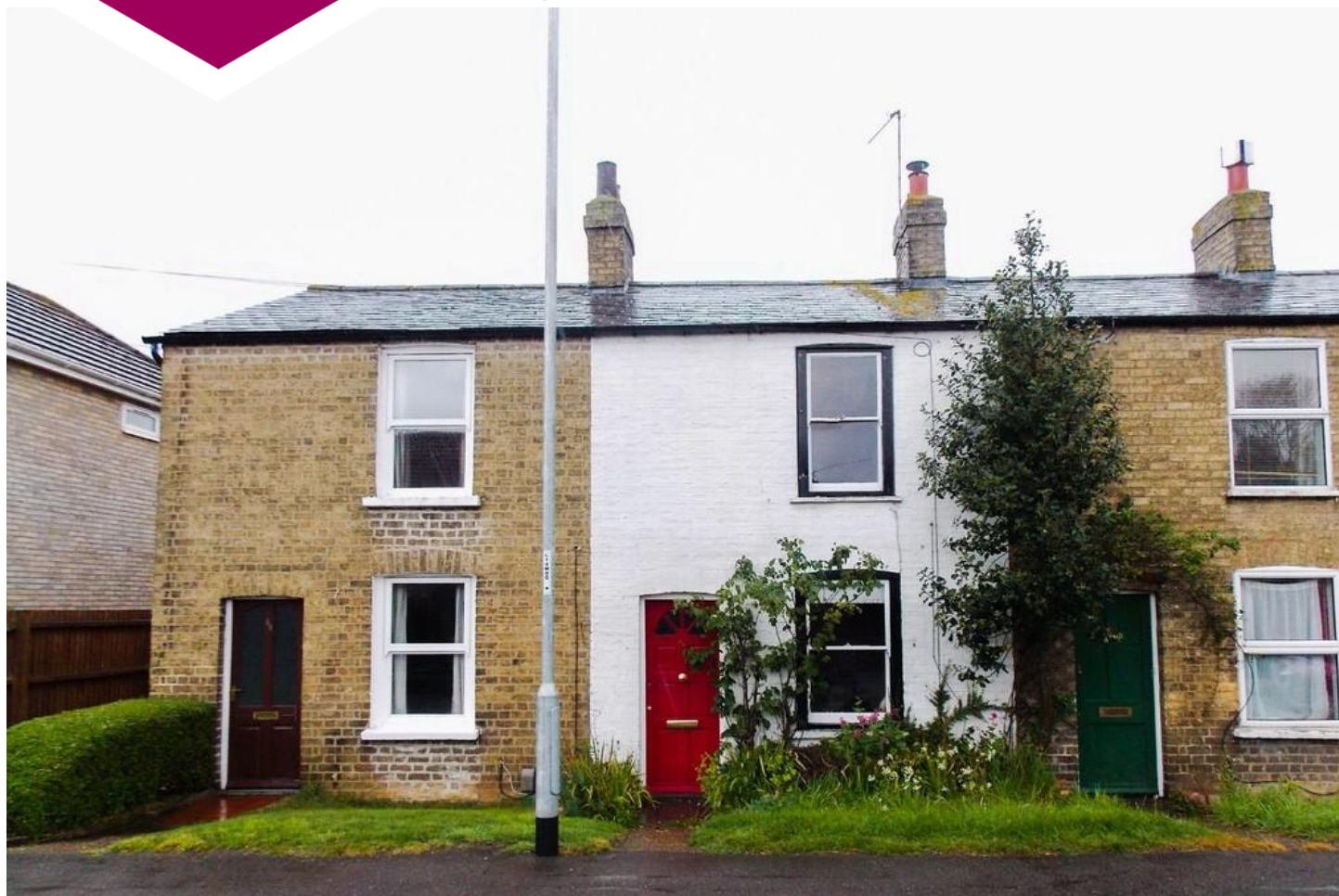




66 CAMBRIDGE ROAD, GIRTON,  
CAMBRIDGE, CB3 0PJ

£315,000



**A well presented two bedroom Victorian cottage in a popular village on the outskirts of the city retaining much of its original character with an enclosed private garden.**



A charming two bedroom cottage retaining much of its original character in a popular location on the outskirts of the city. On the ground floor there is a sitting room with a wood burning fire, separate dining room with stairs leading to the first floor, kitchen with door leading outside and door to the bathroom. On the first floor there are two double bedrooms. Outside there is an enclosed low maintenance garden with raised borders and timber shed.

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### SITTING ROOM

Window to front aspect. Radiator. Wood burning fire. Exposed brick flooring. Built in cupboards either side of the chimney breast. Door to:-

### DINING ROOM

Window to rear aspect. Exposed brick flooring. Radiator. Stairs leading to the first floor. Door to:-

### KITCHEN

Round stainless steel sink unit in front of window to side aspect. Plumbing for washing machine. A range of top and base units with roll top work surfaces over. Electric cooker point. Extractor fan. Part glazed door leading outside. Door to:-

### BATHROOM

Comprising of a close coupled W.C. Corner pedestal wash hand basin. Shaped panelled bath. Heated towel rail. Two windows to rear aspect. Extractor fan. Tiled flooring.

### FIRST FLOOR LANDING

Loft access. Doors to:-

### BEDROOM 1

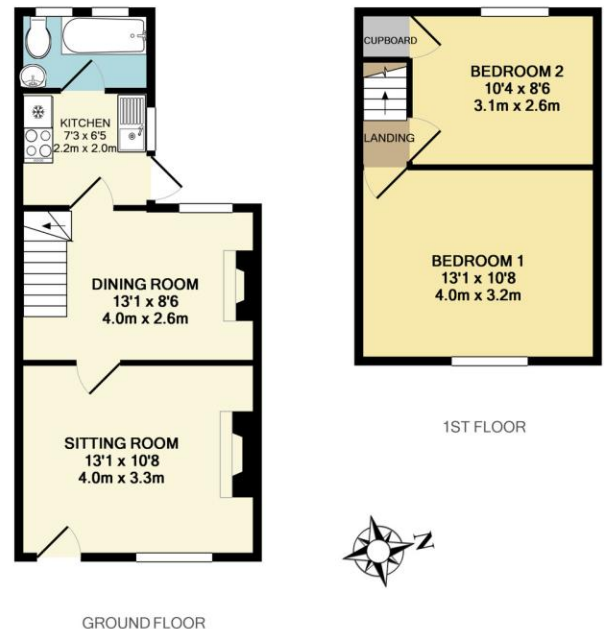
Window to front aspect. Radiator.

### BEDROOM 2

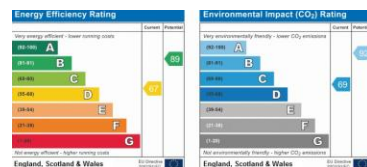
Window to rear aspect. Radiator. Exposed floor boards. Cupboard leading over the stairs.

### OUTSIDE

There is an open plan front area of garden laid mainly to lawn with a rose bush and other shrubs and borders. To the rear there is an enclosed garden with paved patio area, raised border, timber shed and wood store as well as gated pedestrian rear access.



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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