



2 GIFFORDS CLOSE
Girton

Carter Jonas

2 GIFFORDS CLOSE, GIRTON, CAMBRIDGE, CB3 0PF

– Cambridge City Centre – approx. 2 miles (by foot/
bicycle)
– Cambridge Science Park – approx. 4 miles
– Cambridge University Primary School – approx. 0.5
miles (by foot/bicycle)

Traffic free location • 4/5 Bedrooms • 3 Reception rooms
• Recently re-fitted kitchen • Large windows • Well
presented • No onward chain • EPC rating C

DESCRIPTION

The property is well situated for access to the city centre and the region's main commuter routes including the A14 which links in with the A11 and M11.

A well-presented property offering spacious accommodation having been extended and improved now offering flexible accommodation that would enable a number of configuration options depending on personal requirements.

The ground floor comprises; spacious entrance hall, sitting room having wood burning stove, dining area, bi-fold doors to garden, kitchen with integrated appliances, utility room, fitted storage units, inner hall, shower room and reception room/ground floor bedroom.

First floor, landing, four bedrooms, ample built-in wardrobes, storage and shower room.

OUTSIDE

Front garden, lawn area, flower beds, borders, pathway and drive to side providing parking leading to carport providing further hard standing, rear garden, lawn area, beds, borders, established trees and shed.

A LARGE WELL LOCATED HOME OCCUPYING A TRAFFIC FREE LOCATION WITHIN THIS MOST POPULAR VILLAGE, HAVING BEEN IMPROVED AND EXTENDED PROVIDING FLEXIBLE SPACIOUS ACCOMMODATION WHICH OFFERS POTENTIAL FOR ADDITIONAL SELF-CONTAINED LIVING IF REQUIRED.



LOCATION

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ADDITIONAL INFORMATION

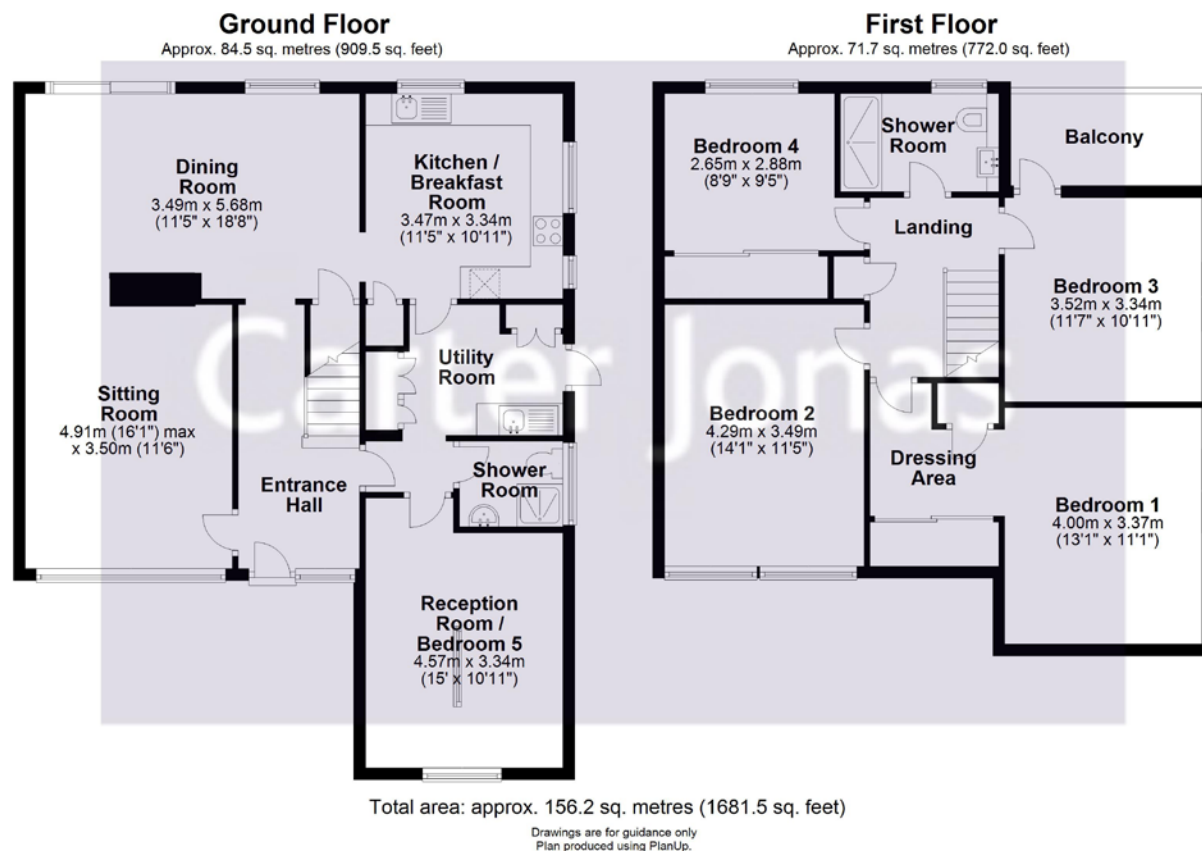
Tenure: Freehold

Services: Mains water, electricity, drainage & gas heating

Local Authority: South Cambs District Council

Viewings: Strictly by appointment with the selling agents
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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Offices throughout the UK

IMPORTANT INFORMATION

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