



66 WELLBROOK WAY
Girton

Carter Jonas

66 WELLBROOK WAY, GIRTON, CAMBRIDGE, CB3 0GP

- Cambridge City Centre - approx. 2 miles
- Cambridge North Railway Station - approx. 4 miles

Reception hall • Open-plan sitting room & dining room • Kitchen/breakfast room • Cloakroom • 2 Double bedrooms (formerly 3 bedrooms) • Bathroom & en-suite shower room • Front & rear gardens with side access • Allocated parking • EPC rating C

DESCRIPTION

66 Wellbrook Way is a lovely and very well-maintained and presented edge of city home in a prime location. Formerly configured as a three bedroom house (which could easily be reverted back), it is now a spacious, bright and well-proportioned home, ideal for young professionals/couples and first time buyers. Situated towards the end of a quiet cul-de-sac the accommodation and outside space is well-balanced. The current owner has decorated throughout and replaced the kitchen a couple of years ago.

On the ground floor is an open-plan reception room opening to the rear garden, a contemporary fully fitted kitchen with integrated appliances, a breakfast/dining bar and space and plumbing for dishwasher, washing machine and tumble dryer. There is also a cloakroom and a large understairs storage cupboard. On the first floor there are currently two good size double bedrooms, one with fitted wardrobes and two modern bath/shower rooms.

OUTSIDE

The property is approached over lawned front gardens with hedging to front and path to front door. There is a path leading down the side of the house with pedestrian gate to the enclosed rear gardens which are mainly laid to lawn with a paved patio, ideal for al-fresco dining etc and a useful garden/storage shed.

A BEAUTIFULLY PRESENTED TWO/THREE BEDROOM END OF TERRACE HOME IN TUCKED AWAY RESIDENTIAL LOCATION WITH EASY REACH OF THE CITY CENTRE.



LOCATION

Wellbrook Way is a very pleasant and quiet residential development in a superbly convenient location in this highly regarded and well-served village on the edge of the city. There are varied local amenities in the village of Girton including convenience stores, post office and public houses/restaurants. There is also schooling for all ages in the area. In terms of commuter links, there are regular bus services into the city as well as cycle routes with easy access to the A14/M11 and Cambridge North railway station to London.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water, electricity, gas and drainage. Hive central heating system.

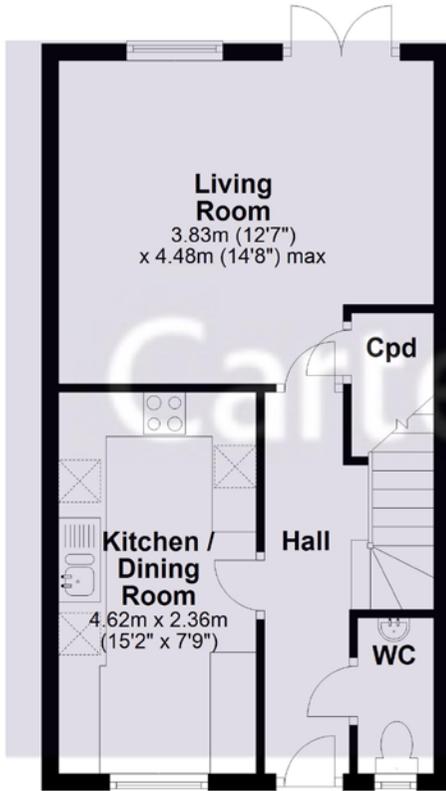
Local Authority: South Cambridgeshire District Council

Viewings: Strictly by appointment with the Selling Agents
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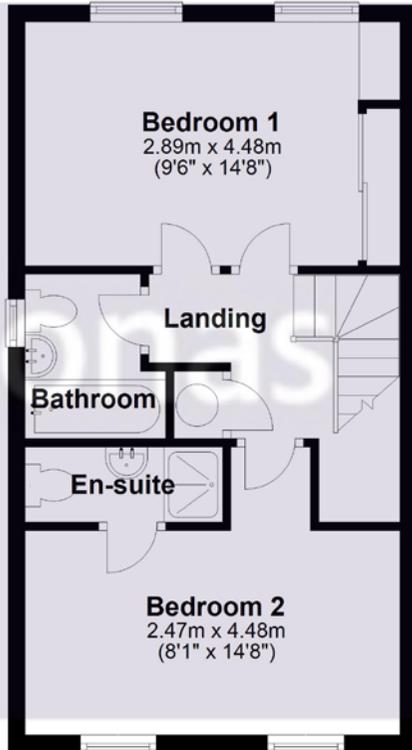
Ground Floor

Approx. 38.1 sq. metres (410.3 sq. feet)



First Floor

Approx. 38.0 sq. metres (409.1 sq. feet)



Total area: approx. 76.1 sq. metres (819.5 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		90
(81-91)	B		
(69-80)	C	76	
(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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