



2A Hicks Lane, Girton,
Cambridge, CB3 0JS

Guide price £700,000

 3  2  1  D

2A Hicks Lane

Girton, CB3 0JS

- Detached bungalow in a popular village
- Three large bedrooms
- No chain

A detached bungalow of about 1220 sq. ft, with three bedrooms, a garage, and gardens on three sides in a popular village.

This detached non-estate bungalow is well-proportioned and includes an L-shaped living/dining room which has a decorative fireplace and doors to the rear garden. The kitchen has fitted base and eye-level units, as well as an integrated dishwasher, fridge, oven hob, and extractor. There is an adjoining utility room, with a door to the garden. There is a large hallway and a useful entrance porch.

The bedrooms are all a good size, the main bedroom is particularly large and has an en-suite shower room and WC. The family bathroom has a shower over the bath and WC,

The house has gas central heating, double glazing and a burglar alarm.

Outside there is a driveway at the front for parking, this also provides access to the garage which has an electric door. Gated





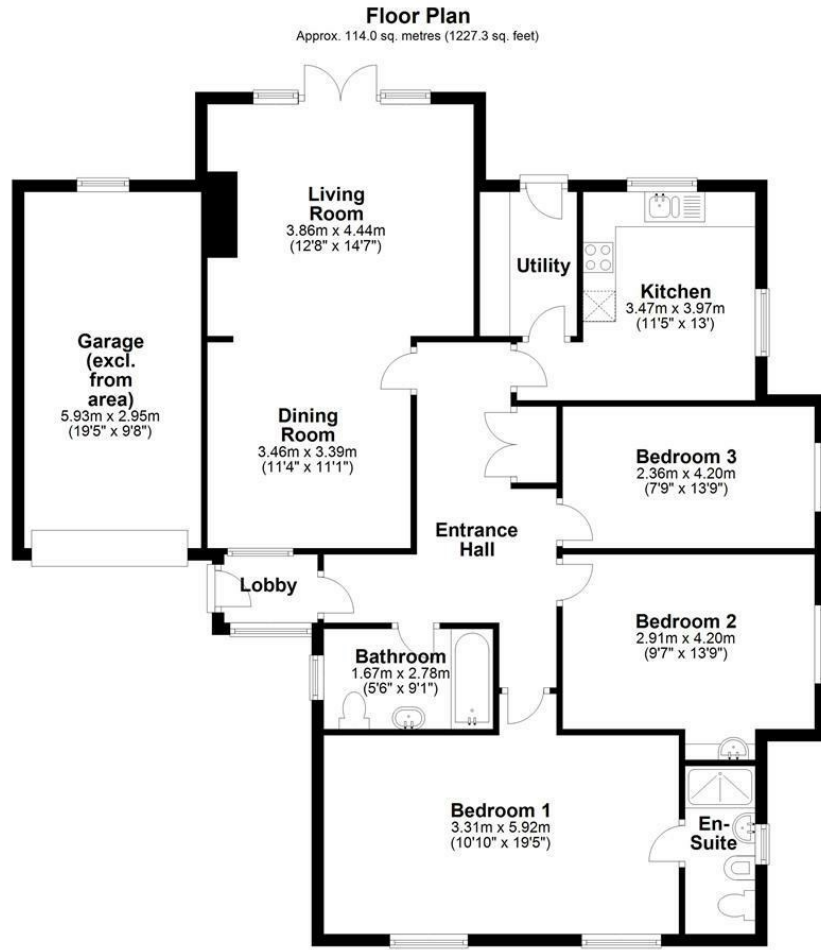
side access leads to the gardens which are at the side and rear of the property, they are well-stocked and enclosed and there is a shed.

Hicks Lane is in a popular part of the village. It is perfect for those seeking good access to Cambridge in a village setting. Girton has a thriving community and excellent sports facilities and recreation ground, there are 2 pubs/restaurants and local shopping. There is a primary school in the village and secondary education is available at Impington. Girton College (University of Cambridge) is a short walk away. Also, Eddington is nearby too, where there is a supermarket and a highly regarded school.

SAT NAV: CB3 0JS what3words: ///flap.race.noise



Floor Plan



Total area: approx. 114.0 sq. metres (1227.3 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

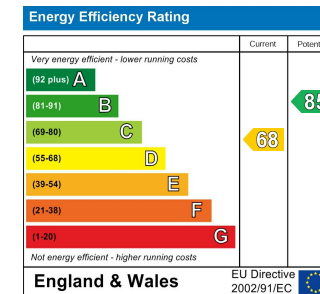
Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold
Council tax band: E

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Cambridge Office: 154-156 Victoria Road, Cambridge CB4 3DZ
Tel: 01223 439 888 Email: theteam@grayandtoynbee.com

Waterbeach Office: 17 High Street, Waterbeach, CB25 9JU
Tel: 01223 949 444 Email: waterbeach@grayandtoynbee.com

