



GRAY  
TOYNBEE



76 High Street, Girton,  
Cambridge, CB3 0QL

**Guide price £400,000**



## 76 High Street

Girton, CB3 0QL

- Sought-after village location
- No chain
- Long garden
- Space for parking (STC)

A two-bedroom cottage with a lovely long garden, outbuilding and no chain, in a popular village location.

This cottage is perfect for first-time buyers or a keen gardener, the accommodation is in good condition and includes a living room with a fireplace (blocked), a kitchen/dining room with fitted cupboards, space for a cooker and a dining area. There is a useful cupboard under the stairs and a door to the garden.

Upstairs, there are two bedrooms. The main room is a really good size, has built-in storage, and overlooks the front garden. The bathroom has a shower over the bath and a WC.

The house has double glazing, gas central heating and no chain.

At the front, there is a garden which could be used for off-road parking (subject to consent). The rear garden is surprisingly long and has lawned areas, a large vegetable garden, various shrubs, established apple trees and grape vines. There is a brick





shed/outbuilding and a further outbuilding converted to provide a utility/laundry room.

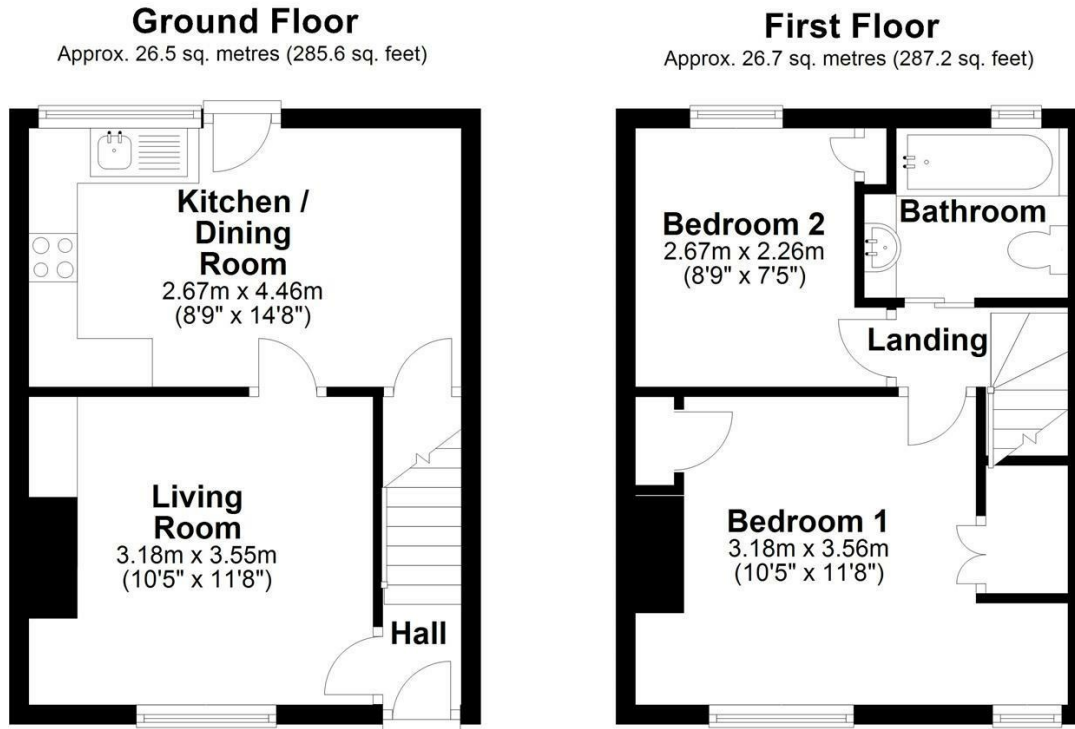
Agents note: The property has the right of way over the adjoining neighbour's garden and the neighbour at no.74 has right of way over the garden of no.76.

Girton is a sought-after location and has lots to offer including a primary school, a large well-served recreation ground, and local shopping as well as pubs/restaurants and a golf course. Furthermore, there are additional facilities at the nearby, new University development, Eddington. The City is a few minutes' by bike and the A14 can be reached by car quickly too.

SAT NAV: CB3 0QL. What3words: ///tubes.hiking.rear



## Floor Plan



Total area: approx. 53.2 sq. metres (572.9 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

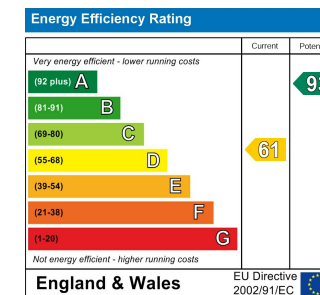
Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold  
Council tax band: C

## Area Map



## Energy Efficiency Graph



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

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

