

206 Wellbrook Way

Girton, CB3 0GJ

Guide price £450,000

3 2 2 C

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- No chain
- Convenient location
- EPC rating C
- 3 good size bedrooms
- Conservatory

A 1166 sq. ft. three-storey family house with a large conservatory, 3 large bedrooms, and parking, situated in a popular location, an easy cycle from Eddington and the city.

This well-planned modern family house is perfect for those seeking good-sized bedrooms and extended living space. The house has been well maintained, and it is in good condition throughout.

There is an L-shaped living/dining room, which has double doors to the large double-glazed conservatory extension, which has views and access to the garden. The kitchen is at the front of the house and has base and eye-level units, a fitted oven, hob and extractor, and space for appliances. A hallway and cloakroom with WC complete the ground floor.

On the first floor there are two double bedrooms; the family bathroom has a shower over the bath, a basin, and a WC.















On the second floor there is a fantastic main bedroom suite with a large wardrobe/storage room, and an en-suite shower room with a basin and WC.

The house has double glazing, gas central heating, and an EPC rating of C.

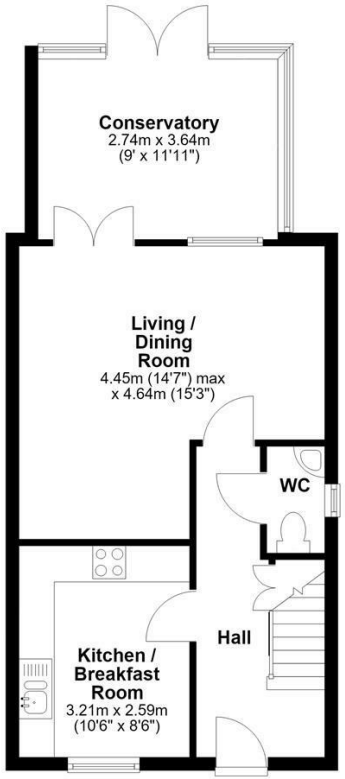
At the front of the house is a driveway providing parking; side access leads to the rear garden, which is enclosed by fencing, is mainly lawn, and has a patio area and a shed for storage.



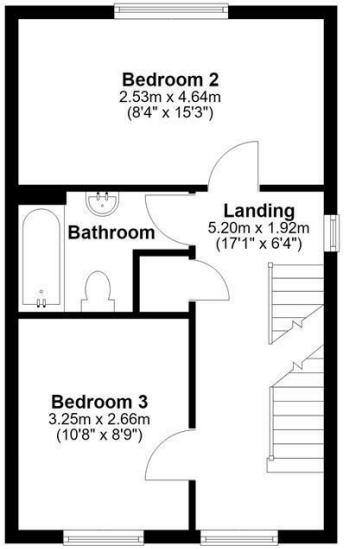


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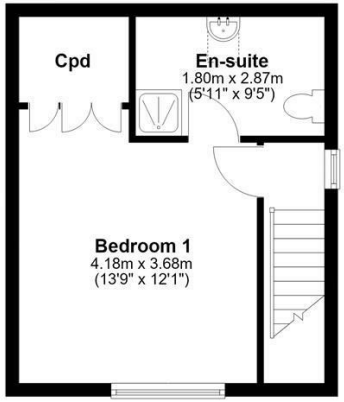
Ground Floor
Approx. 46.4 sq. metres (499.0 sq. feet)



First Floor
Approx. 36.4 sq. metres (391.9 sq. feet)

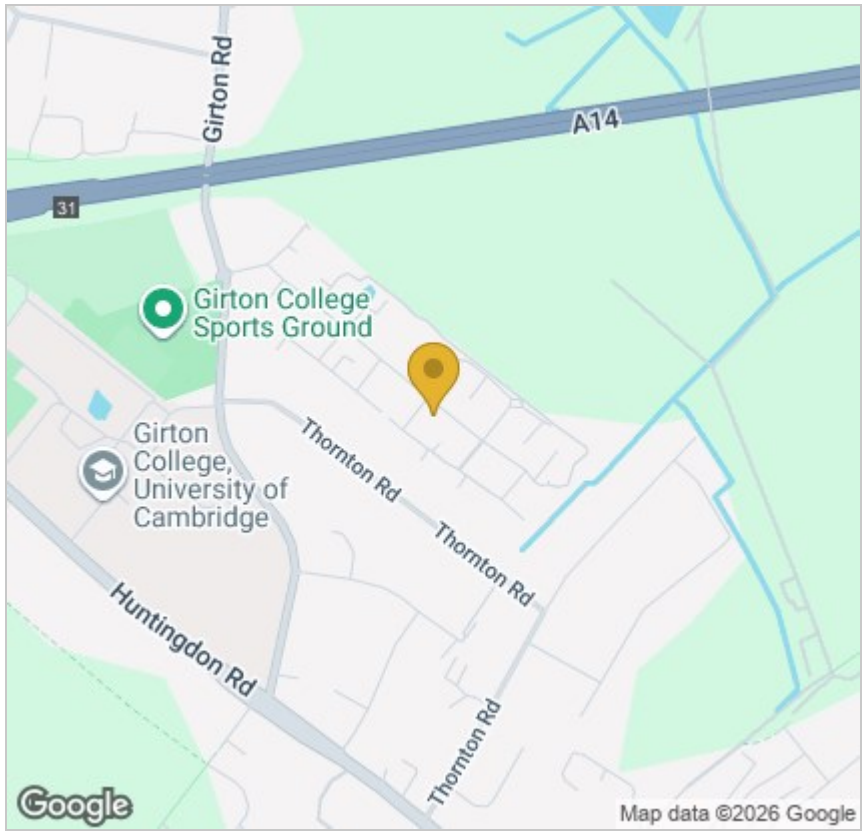


Second Floor
Approx. 25.6 sq. metres (275.2 sq. feet)

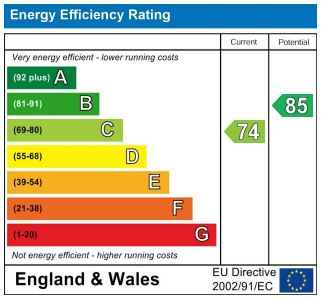


Total area: approx. 108.3 sq. metres (1166.1 sq. feet)

For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Freehold
Council tax band: C

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.

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