

ENTRANCE PORCH Double glazed glass panelled external door, coat hanging space, glass panelled door to lounge/diner.

LOUNGE/DINER 26' 0" max x 11' 1" max (7.95m x 3.39m)

LOUNGE AREA Double glazed window to front aspect, recess for desk area, radiator, coving, wooden flooring, opening into dining area.

DINING AREA Double glazed door and window to rear garden, radiator, coving, door to family room.

FAMILY ROOM 16' 2" x 9' 7" (4.93m x 2.94m) Double glazed window to front aspect, radiator, under stairs storage.

KITCHEN Single glazed window to rear aspect, range of matching base and wall mounted units, inset one and a half bowl sink unit with drainer, built in double oven with four ring gas hob, extractor hood over, space for fridge/freezer, space and plumbing for dishwasher, space and plumbing for washing machine.

FIRST FLOOR LANDING Access into loft space, built in cupboard housing boiler, doors to bedrooms and bathroom.

BEDROOM ONE 12' 6" x 9' 5" (3.82m x 2.88m) Double glazed window to front aspect, radiator, built in double wardrobe with storage either side.

BEDROOM TWO 9' 7" x 9' 6" (2.94m x 2.90m) Double glazed window to rear aspect overlooking the garden, radiator, built in wardrobe.

BEDROOM THREE 9' 4" x 7' 11" (2.85m x 2.42m) Double glazed window to front aspect, radiator.

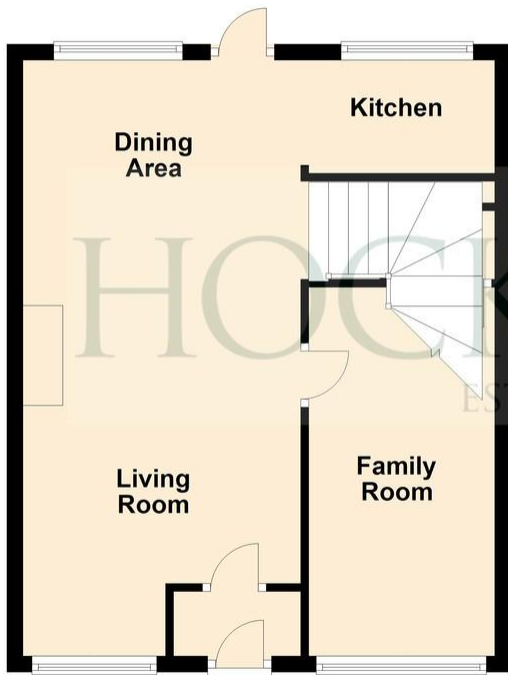
BATHROOM Obscured double glazed window to rear aspect, three piece suite comprising low level w.c, wall mounted wash hand basin, bath with shower over, fully tiled walls, extractor fan, chrome heated towel rail.



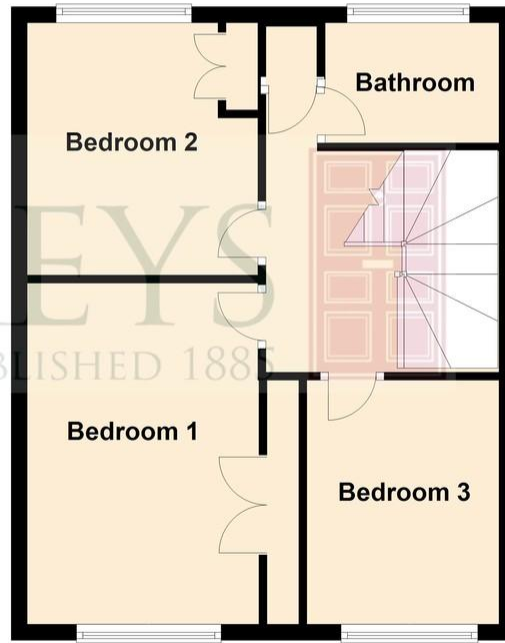
OUTSIDE To the front there is a shingle driveway providing off road parking. The rear garden is laid mainly to lawn with small patio area, plant and shrub borders, all fully enclosed.



Ground Floor



First Floor



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26 Marks Way, Girton, Cambridge,
CB3 0PW

£375,000 Freehold

This home is situated within the village of Girton within a popular cul de sac location close to amenities and schools. With three well proportioned bedrooms, a large living room/diner and separate reception ideal for a playroom or study space this is ideal for a growing family looking to move out of the city centre.



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