



Woollards Lane, Great Shelford Cambridge
Offers over £465,000 Freehold

**Sharman
Quinney**

Key Features



- Generous living room with feature fireplace
- Well equipped kitchen
- Two bright and airy bedrooms
- Private and secluded rear garden
- No onward chain

The property features a spacious living room with a characterful feature fireplace, a well-equipped kitchen with ample storage, and space for freestanding appliances.

Upstairs, there are two bright and airy bedrooms, along with a well-appointed family bathroom.

The private rear garden is secluded and designed for low-maintenance living.

Offered with no onward chain, this home is currently tenanted and can be purchased with the tenant in situ, generating a rental income of £1,400 PCM-an ideal investment opportunity.

Great Shelford is indeed a highly desirable village near Cambridge, offering a mix of convenience



and community charm. Its excellent transport links, including the railway station with direct services to Cambridge and London, as well as easy access to the M11, make it a great location for commuters. The proximity to Addenbrooke's Hospital is also a major advantage, especially for those working in healthcare.

Accommodation Includes

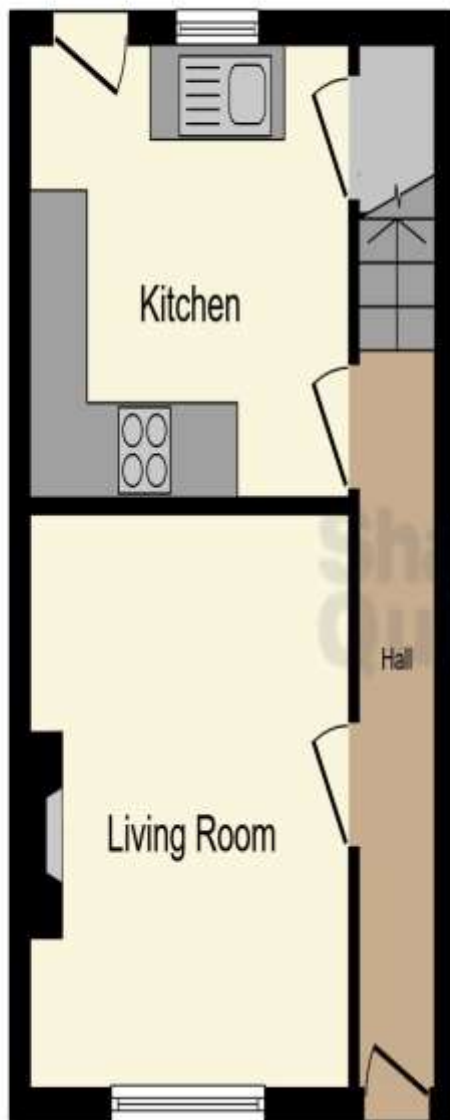
Living Room - 3.35m x 3.63m (11' x 11'11")

Kitchen - 3.55m x 2.79m (11'7" x 9'2")

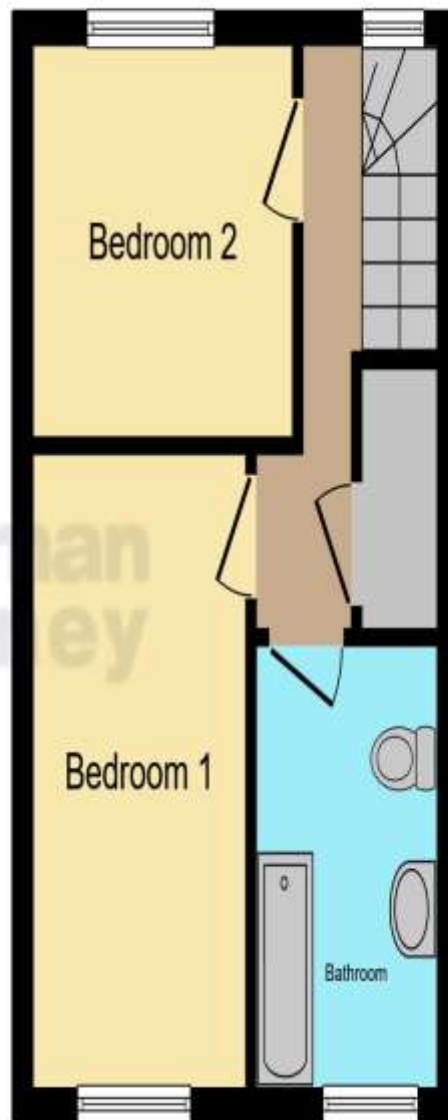
Bedroom 1 - 2.62m x 4.01m (8'7" x 13'2")

Bedroom 2 - 3.12m x 2.07m (10'3" x 6'9")





Ground Floor



First Floor


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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