



54 sqm / 581 sqft

Leasehold

Ground floor maisonette

2 beds, 1 recep, 1 bath

Garage & parking

1970s

EPC - C / 73

Council tax band - B

Birch Trees Road

A bright, ground floor maisonette with the benefit of a large rear garden and garage. The property is not subject to service or ground rent charges and is in walking distance of the station and the DNA cycle path to Addenbrooke's.



Guide Price
£240,000



54 Birch Trees Road provides bright, well planned accommodation with a spacious sitting room and large garden.

The front door opens to the entrance hall, which has space for storing coats and shoes. The hallway has a built-in airing cupboard and opens to all the rooms. There is a bright sitting / dining room to the rear of the property which leads through to the conservatory overlooking the garden. The adjacent kitchen is fitted with a variety of cabinets. There is a built-in oven with hob and extractor over, space for a washing machine, dishwasher and fridge freezer.

There are two bedrooms, the main bedroom is a good double with space for a double bed and built in wardrobes. There is also a generous bathroom with a bath with shower over, concealed cistern w.c. and vanity unit with hand-basin over.

Outside, there is a front garden which is laid to lawn while the rear garden is mainly laid to lawn with a patio area and greenhouse and leads through to an extra garden area currently used as a vegetable garden.

The garage and parking space is adjacent to the property.

The lease runs until ?? , with ?? years remaining.

There is no service charge and just a peppercorn ground rent. It is not subject to any increase under the current terms of the lease.

Great Shelford is one of the most sought-after villages south of the city thanks to its easy access to town and Addenbrooke's by road, regular buses, car-free purpose-built cycleways and train from its mainline railway station that also goes direct to London Liverpool Street.

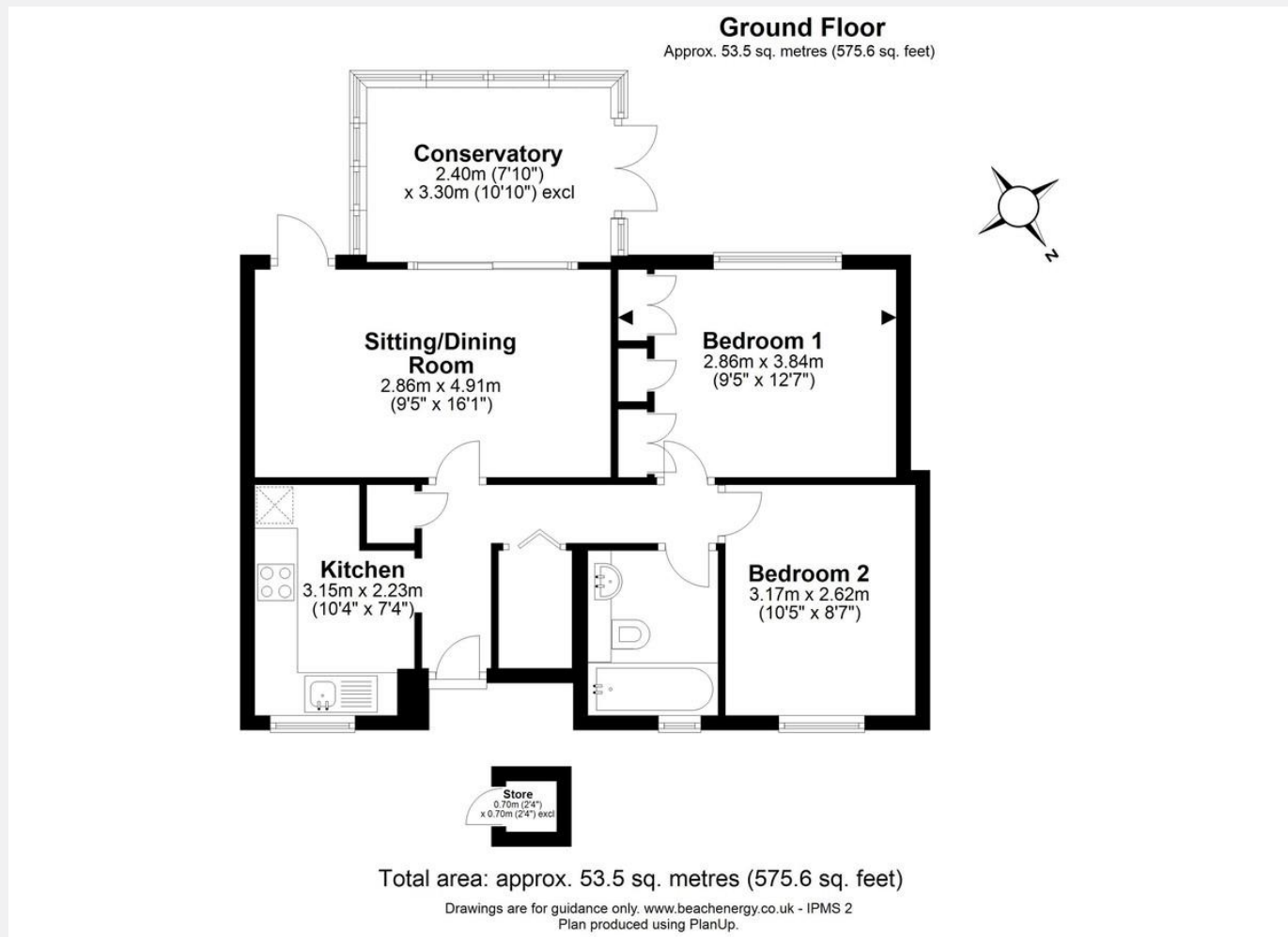
The historic village centre has an excellent range of amenities including two small supermarkets, a convenience store, a deli, hairdressers, doctors, dentist, dispensing chemist, two pubs, restaurants and more. The primary school is very well regarded and there are various community facilities and social clubs. The large recreation ground has a new pavilion, tennis club and sports pitches and annually hosts the excellent Shelford Feast Festival.

It is a great community for those looking for a balance of convenience and traditional village feel and offers the real possibility of living day-to-day without the need to regularly drive out of the village.

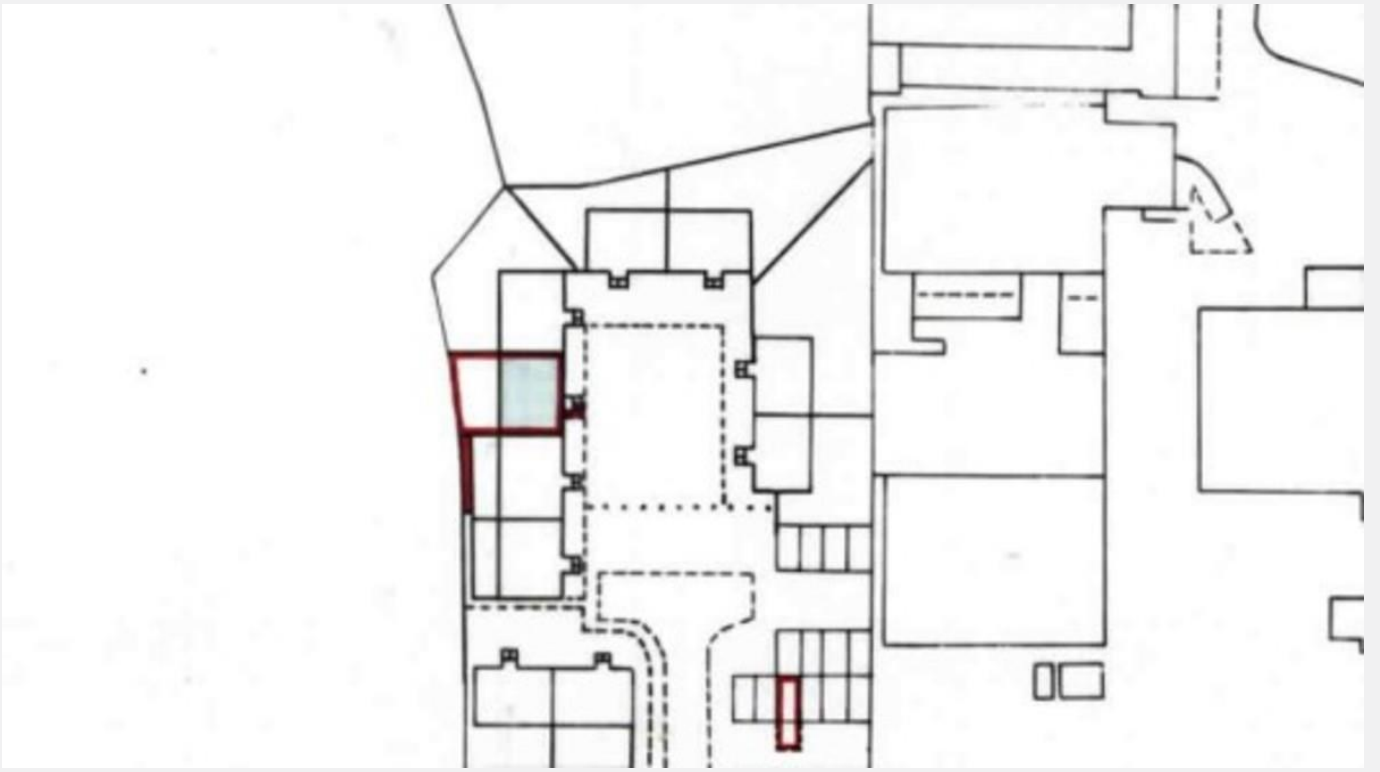


Ground Floor:
Type dimensions here

First Floor:
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Total area:
Approx. 54 sq m
(581 sq ft)



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