



Bush & Co.

39a Macaulay Avenue, Great Shelford - Offers Around £235,000

Great Shelford is a tremendously popular village located on the southern fringe of the city of Cambridge. The property is just 0.5 miles from the mainline railway station with regular trains to London Liverpool Street. The village High Street with its many shops and facilities is also just a short walk away and The Addenbrookes Hospital Biomedical Campus is around 2.5 miles away.

This ground floor apartment offers spacious accommodation with double glazing and gas radiator heating. The property is sold with no upward chain and retains a share of freehold interest.

The entrance door leads to a large open plan space featuring kitchen, dining and living spaces. The kitchen comprises a range of wall and base units and work surfaces housing a stainless steel sink and drainer with mixer tap and integrated appliances including electric oven, gas hob, washing machine, fridge and freezer. The sitting and dining spaces run from front to back with double French doors to the rear garden.

There is a generous double bedroom quietly positioned at the back with a door to the modern three piece shower room.

Outside - The enclosed private rear

garden is laid to lawn with flower and shrub borders, a paved patio and storage shed.

Parking is provided for one car at the front.

AGENTS NOTE: The property was originally built as a unity house with structural re-instatement works completed in 2005. This should be declared in advance to your mortgage lender.

TENURE - Leasehold with a share of freehold

TERM - 107 years remaining

MAINTENANCE CHARGES - N/A

GROUND RENT - N/A

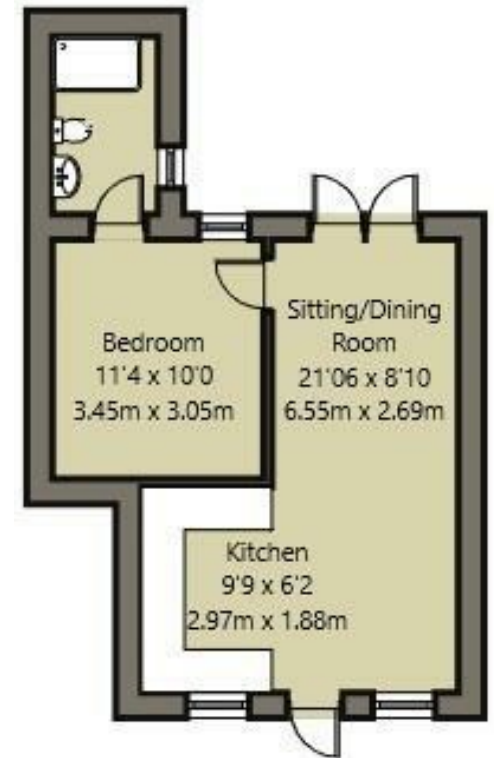
COUNCIL TAX - Band A

SERVICES - All mains services are believed to be connected to the property
LOCAL AUTHORITY - South Cambridgeshire

FIXTURES & FITTINGS - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale
VIEWINGS - Strictly through the vendors selling agents 01223 246262



Total Area: 452 sq ft ... 42 sq m



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Vary environmentally friendly - lower CO ₂ emissions			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

IMPORTANT NOTICE

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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