



Bush & Co.

7 Abberley Wood, Great Shelford - £1,600 PCM

A beautifully presented two bedroom Semi Detached house with conservatory in very popular modern development in Great Shelford just minutes from the cycle path to Addenbrookes, walking distance to the mainline station, shops and local amenities and with good road access to the City Centre, A10 and M11.

Kitchen

8'1" x 9'11" (2.48 x 3.04)
Fitted modern kitchen with electric hob and oven, fridge-freezer, washer-drier and slimline dishwasher

Downstairs WC

Sitting Room

15'5" x 11'4" (4.71 x 3.46)
With wooden floor leading to conservatory

Conservatory

9'6" x 10'11" (2.90 x 3.35)
Located just off the living room opening to sunny garden

Bedroom 1

8'6" x 12'3" (2.61 x 3.74)
Located at the front of the property with fitted wardrobe and chest

Bedroom 2

9'0" x 13'5" (2.75 x 4.11)
Located at the rear of the property with fitted wardrobe

Shower Room

Tiled shower room

Garden

Delightful sunny landscaped garden with two sheds

Key information

EPC Rating – C
Council Tax Band – C (South Cambridgeshire Council)
Rent – £1600 pcm (£369 pw)
Deposit – £1846
Available unfurnished 4th December 2025
Long term tenancy

- Two Bedroom
- Semi Detached
- Unfurnished
- Gas Central Heating and Double Glazing
- 68 sqm / 740 sqft
- Medium Garden with Two Sheds
- Allocatted Parking
- Conservatory
- Sorry, No Smokers
- Close to Great Shelford Train Station

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 tenants 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

