



132 Abberley Wood, Great Shelford, Cambridge, CB22 5EZ  
Guide Price £395,000 Freehold



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**A MODERN, SEMI-DETACHED HOUSE, IMMACULATLY PRESENTED WITH OFF-ROAD PARKING AND ENCLOSED GARDEN AND LOCATED JUST A SHORT WALK FROM THE THRIVING VILLAGE CENTRE.**

- 2 bedroom semi-detached house
- Well-equipped kitchen
- Generous lounge / dining room
- Off-road parking and enclosed garden
- Popular village location
- Chain free

The property occupies a pleasant position within this quiet cul-de-sac adjacent to a small wildlife meadow. The property offers extremely well maintained and presented accommodation and is ideal for those buying a property for the first time or indeed a seasoned investor looking for a rental opportunity and the property is ready to move straight into.

The accommodation comprises a spacious, welcoming entrance hall with porcelain flooring, stairs to the first floor accommodation and cloakroom w.c. just off. The kitchen is fitted with contemporary cabinetry, ample fitted working surfaces with inset one and a half sink unit, mixer tap and drainer, four-ring ceramic hob, oven, extractor and integrated full height fridge-freezer, dishwasher and washing machine. The sitting / dining room is well-proportioned with a generous understair storage cupboard and French doors out to the garden.

Upstairs there are two double bedrooms and a modern family bathroom fitted with a white three-piece suite with a shower over the bath..

Outside, a driveway provides off-road parking. Gated access leads to the rear garden, which is laid mainly to lawn with flower and shrub border, paved patio and timber shed. All is enclosed by fencing.

**Location**

Great Shelford is a sought-after village just to the south east of the city, with an excellent range of facilities including primary school, health centre, recreation ground, library, church and a range of shops including supermarket, bakery, chemist and butcher.

The M11 is a short distance away whilst Shelford railway station and Addenbrooke's / Biomedical Campus are easily accessible by foot or by bicycle, the latter via a purpose-built cycleway.

**Agent's Note**

We understand there is a residents service charge of around £400 per annum for upkeep of the communal areas on the development.

**Services**

All mains services connected.

**Statutory Authorities**

South Cambridgeshire District Council.  
Council Tax Band - C

**Fixtures and Fittings**

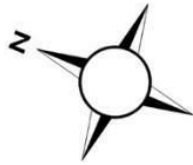
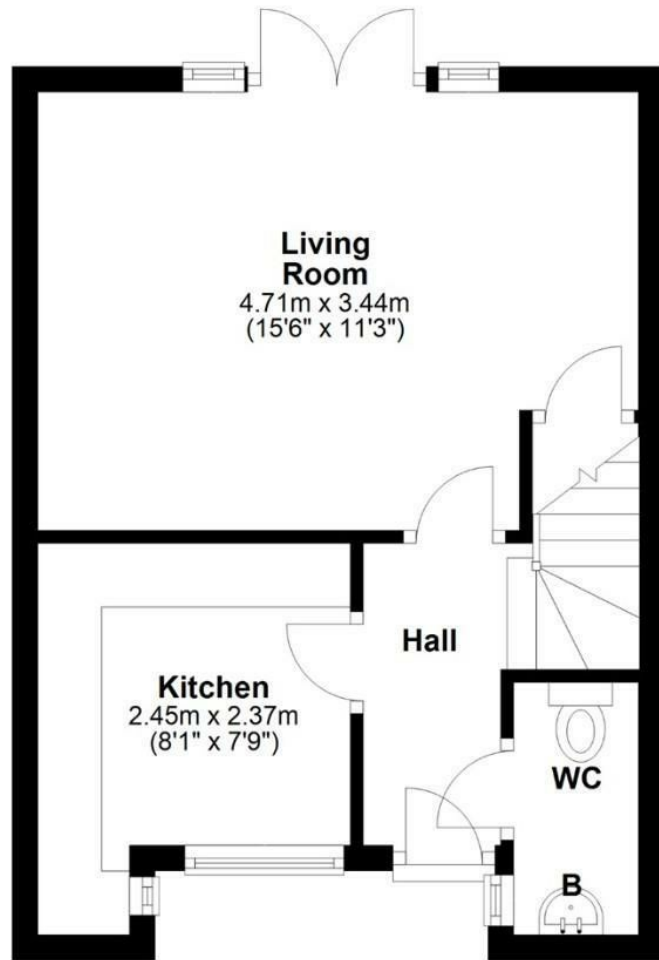
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

**Viewing**

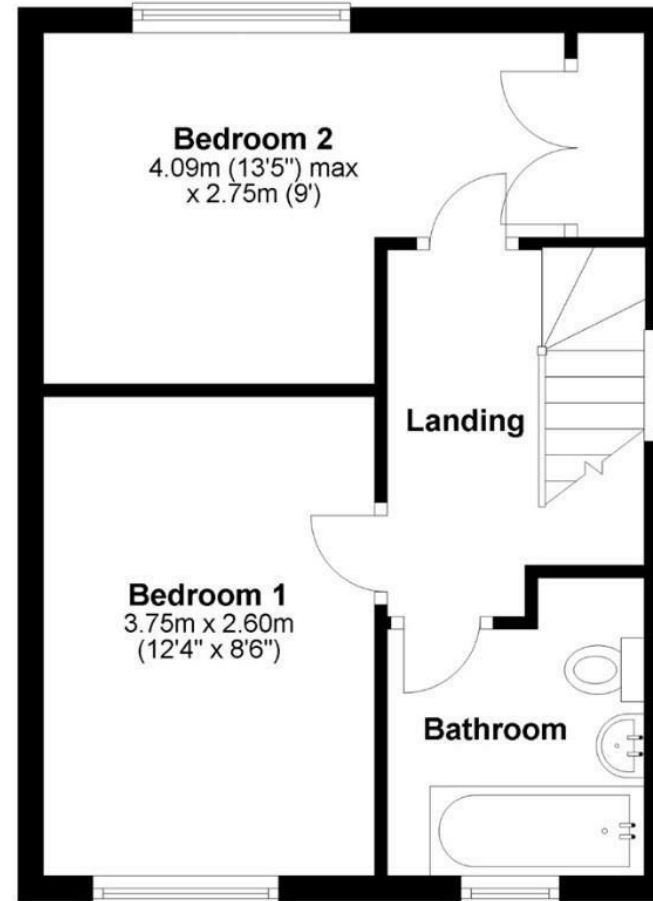
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



## Ground Floor



## First Floor



Approx. gross internal floor area 60 sqm (650 sqft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		75	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



