



112 Shelford Road, Trumpington, Cambridge, CB2 9NF  
Guide Price £450,000 Freehold



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**AN ESTABLISHED, 4 BEDROOMED DETACHED HOUSE REQUIRING MODERNISATION AND IMPROVEMENT WITH SCOPE FOR ENLARGEMENT SUBJECT TO PLANNING CONSENTS WITH OFF-ROAD PARKING, GARAGE AND ENCLOSED REAR GARDEN.**

- 4 bedroom detached house
- 1175 sqft / 110 sqm
- 0.09 acres
- 1 bath, 2 reception rooms
- Driveway parking and double length garage
- Gas-fired central heating to radiators
- Modernisation and improvement required
- Chain free
- EPC - D / 62
- Council Tax Band - F

The property is located on the corner of Shelford Road and Addenbrooke's Road and albeit a busy junction, the property is conveniently placed for Addenbrooke's Medical Campus, Cambridge City Centre and the M11 all close by. The property offers great scope for enlargement, reconfiguration and modernisation subject to planning consents and boasts off-road parking and a double length garage.

The accommodation comprises an entrance hall with stairs to the first floor accommodation, a dual aspect sitting room and a well-equipped kitchen/dining room.

Upstairs there are four bedrooms, two with fitted wardrobe cupboards and a study plus a family bathroom with a separate w.c.

Outside, a private driveway leads to two houses, No 112 being the end property with a paved driveway and a mature tree and hedging screening the property. The driveway provides parking for three to four cars and leads to a double garage with up-and-over doors to both front and rear, power and light connected. The rear garden is laid mainly to lawn with a paved patio, a selection of shrubs and bushes and all is enclosed by fencing and walling.

**Location**

Trumpington is an eagerly sought after residential area under two miles from Cambridge City centre. Approach to the city is fast and direct and includes a traffic-free cycle route alongside the guided busway. All usual facilities are readily available including excellent shopping, with Waitrose a short walk away and The Shelfords nearby. There are several good local schools and the property is ideally placed for access to the M11, Addenbrooke's Hospital and the Cambridge Biomedical Campus. Most of the city's schools are also within easy reach.

**Tenure**

Freehold

**Services**

Main services connected include: water, electricity, gas and mains drainage.

**Statutory Authorities**

Cambridge City Council.

Council Tax Band - F

**Fixtures and Fittings**

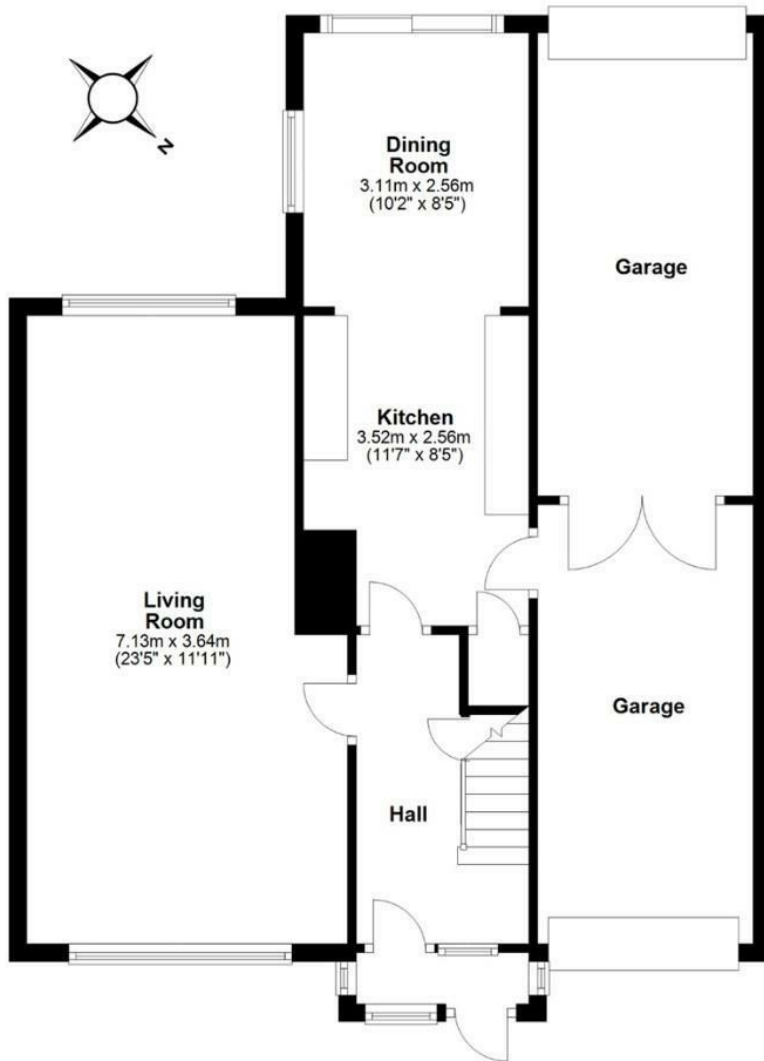
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

**Viewing**

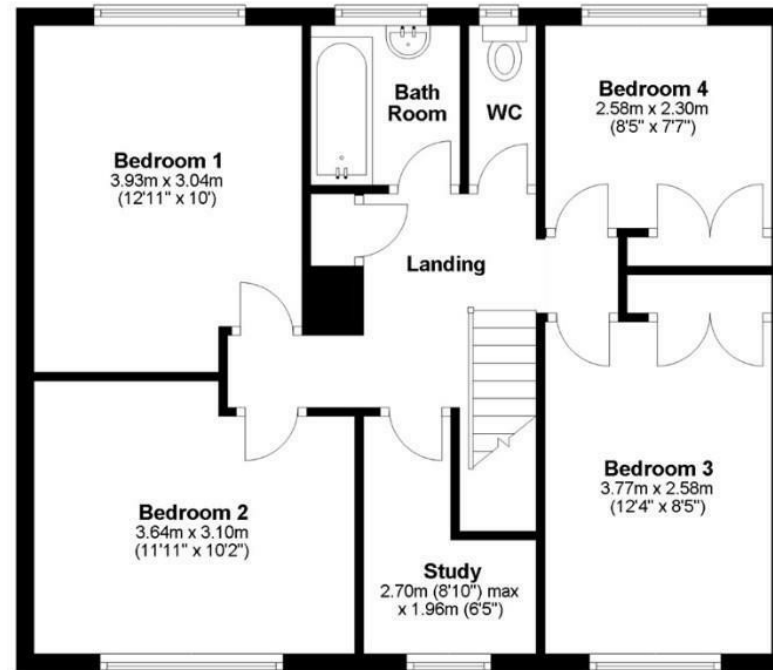
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



### Ground Floor



### First Floor



Approx. gross internal floor area 110 sqm (1175 sqft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

