



31 Buristead Road, Great Shelford, Cambridge, CB22 5EJ  
Guide Price £550,000 Freehold



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**AN ESTABLISHED SEMI-DETACHED HOUSE WITH GREAT POTENTIAL FOR EXPANSION (SUBJECT TO CONSENT) AND REFURBISHMENT, SET IN A MATURE GARDEN AND CENTRALLY LOCATED IN THIS SOUGHT-AFTER VILLAGE.**

- 3 beds, 1.5 bath, 2 reception rooms
- Expansion and refurbishment potential
- 0.08 of an acre
- Gas-fired heating to radiators
- EPC - E / 46
- Semi-detached house
- 875 sqft / 81 sqm
- 1950s
- Driveway parking and garage
- Council Tax Band - D

Buristead Road is a quiet cul-de-sac just off the High Street, a short walk from the primary school, village amenities and the mainline train station. The property offers enormous scope for enlargement and refurbishment. Given that many properties in the road have been extended, planning permission for enlargement should be relatively straight forward.

The accommodation comprises a welcoming reception hall with stairs to first floor accommodation, cloakroom and a WC just off. There is a dual aspect sitting/dining room with a wall-mounted gas fire and French doors to the garden. The kitchen is fitted with base-level and wall-mounted storage cupboards, worksurface with a single sink and drainer, a built-in pantry cupboard and a freestanding gas-fired central heating boiler. There is also space for a gas cooker, fridge-freezer and a washing machine.

Upstairs, there are three bedrooms and a family bathroom.

Outside, the front garden is laid to lawn with an adjacent driveway providing parking for several vehicles and leading to the garage with up-and-over door, power and light connected.

The rear garden is predominantly laid to lawn with flower and shrub borders, vegetable / herb garden and fruit bearing trees with a paved patio and a greenhouse.

**Location**

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

The M11, Shelford railway station, Addenbrooke's and Royal Papworth Hospitals, and the Biomedical Campus are all easily accessible.

**Tenure**

Freehold

**Services**

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

**Statutory Authorities**

South Cambridgeshire District Council  
Council Tax Band - D

**Fixtures and Fittings**

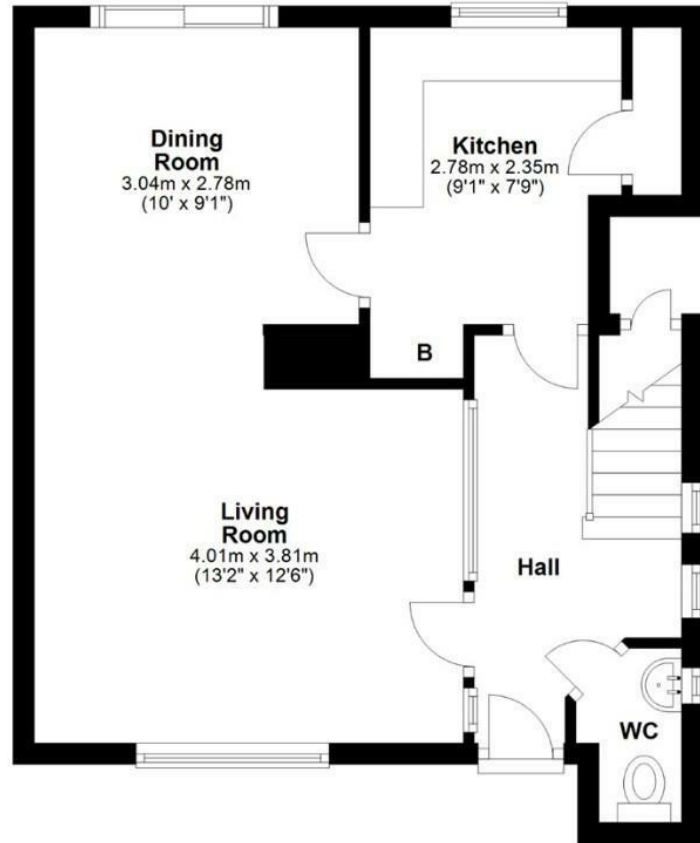
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

**Viewing**

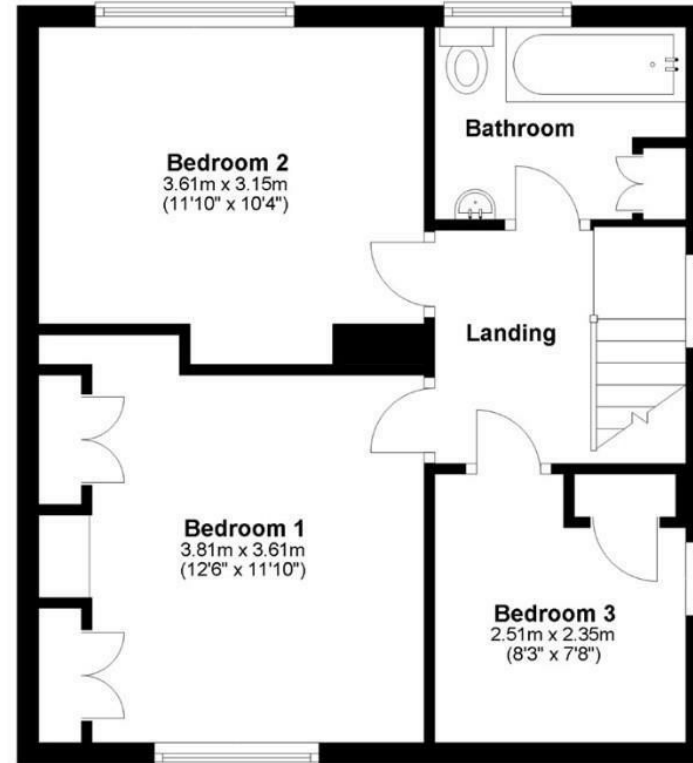
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



### Ground Floor



### First Floor



Approx. gross internal floor area 81 sqm (875 sqft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	46	
(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.

