



9 Elms Avenue, Great Shelford, Cambridge, CB22 5LN  
Guide Price £750,000 Freehold



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**AN ESTABLISHED, DETACHED FAMILY RESIDENCE WITH HUGE POTENTIAL FOR EXPANSION AND MODERNISATION, SET WITHIN A MATURE GARDEN, LOCATED CLOSE TO THE HEART OF THIS THRIVING VILLAGE.**

- Chain free ,1950s detached house
- 0.13 acres
- Off-road parking and garage
- Centre of village location
- EPC - D / 55
- 1400 sqft / 131 sqm
- 4 beds, 1.5 baths, 3 recepts
- Scope for enlargement and modernisation
- Gas-fired heating to radiators
- Council tax band - F

The property occupies a fabulous cul-de-sac position just a short walk from the village centre and mainline train station. Several neighbouring properties in the road have been extended and modernised, which should make planning permission fairly straightforward should a buyer wish to enlarge the house.

The accommodation comprises a welcoming reception hall with stairs to the first floor accommodation and a cloakroom w.c. just off. There is a sitting room with an original fireplace, a dining room and a conservatory with lovely views over the garden. The kitchen is fitted with wall-mounted and base-level storage cupboards, ample fitted working surfaces with an inset one and a half sink unit, mixer tap and drainer, four-ring gas hob, double oven, extractor and space for a fridge-freezer and dishwasher plus a larder cupboard.

Upstairs, there are four good-sized bedrooms and a family bathroom.

Outside, the front garden is lawned and enclosed by a combination of walling and hedging. A block paved driveway provides parking for several cars and leads to the garage which has an up-and-over door, power and light connected. A door to the side of the property leads to a covered side area, which in turn opens to the rear garden, which is mainly laid to lawn with flower and shrub borders and beds, a block paved patio, a wildlife pond, a selection of trees and bushes and all enjoys excellent levels of privacy.

#### **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 - F

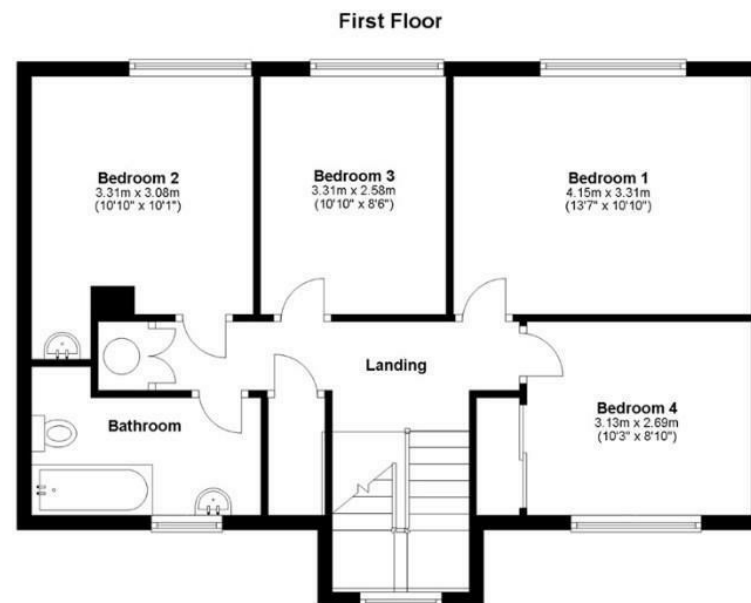
#### **Fixtures and Fittings**

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.





**Approx. gross internal floor area 131 sqm (1400 sqft)**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>55</b>
(1-20) <b>G</b>		
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.



