



40 Cambridge Road, Great Shelford, Cambridge, CB22 5JS
Guide Price £600,000 Freehold



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AN ESTABLISHED SEMI -DETACHED FAMILY RESIDENCE OFFERING BRIGHT AND SPACIOUS ACCOMMODATION WITH GREAT SCOPE FOR ENLARGEMENT AND SET WITHIN A MATURE PRIVATE GARDEN OF OVER 150 FT, LOCATED JUST A SHORT WALK FROM THE VILLAGE AMENITIES.

- Semi - detached house
- 3 beds, 1 bath, 2 recepts
- Driveway parking and garage
- EPC - D / 62
- End of chain
- 1025 Sqft / 96 Sqm
- The rear garden measures in excess of 150 ft
- Gas central heating to radiators
- Council tax band - D

The property occupies a fine non estate position set back from the road and just a short walk from the village's bustling centre and mainline train station. The property offers great scope for enlargement, in fact the neighbouring property has extended to the side, rear and into the roof space, therefore planning permission should be relatively straightforward to obtain. The property has been recently redecorated and improved, including new floor coverings throughout.

The accommodation comprises an entrance hall with stairs to first floor accommodation plus a generous recess under with solid oak flooring. Both reception rooms have feature fireplaces including the sitting room with lovely views over the garden and the dining room with a beautiful Victorian fireplace, marble surround and hearth and solid oak flooring. The kitchen is fitted with base level and wall mounted storage cupboards, ample fitted working surfaces with one and a half sink unit with mixer tap and drainer. There is a four ring gas hob, double oven and extractor. This room is complemented by a large utility/boot room with doors to both the garden and garage, and fitted with wall mounted storage cupboards, fitted working surfaces and space for fridge/freezer, washing machine and tumble drier. Upstairs there are three good sized bedrooms and a family bathroom.

Outside, the property is set back from the road. There is a driveway providing off road parking for several vehicles, and a garage with up and over door, power and light connected. The rear garden measures in excess of 150ft. It is laid mainly to lawn with well stocked flower and shrub borders and beds, a generous paved patio area ideal for al fresco dining and an additional timber decked patio with pergola over. There is a selection of bushes and specimen trees, vegetable garden, a workshop and studio, and all enjoys excellent levels of privacy and seclusion.

Location

Great Shelford is a well regarded village just south of Cambridge, offering an excellent range of local amenities including shops, banks, building society, restaurants, bakers, delicatessen, library and butchers. There is also a sought after primary school, health centre, dentist and great sporting facilities within the recreation ground. The village is ideally placed for access to both Cambridge and London with excellent road connections, local bus services and a mainline railway station with trains from Cambridge to London Liverpool Street. Addenbrookes Hospital is only around 2 miles away and Cambridge City centre about 4 miles away.

Services

Mains services connected include electricity, gas, water and mains drainage.

Statutory Authorities

South Cambridgeshire District Council
Council Tax Band D

Fixtures and Fittings

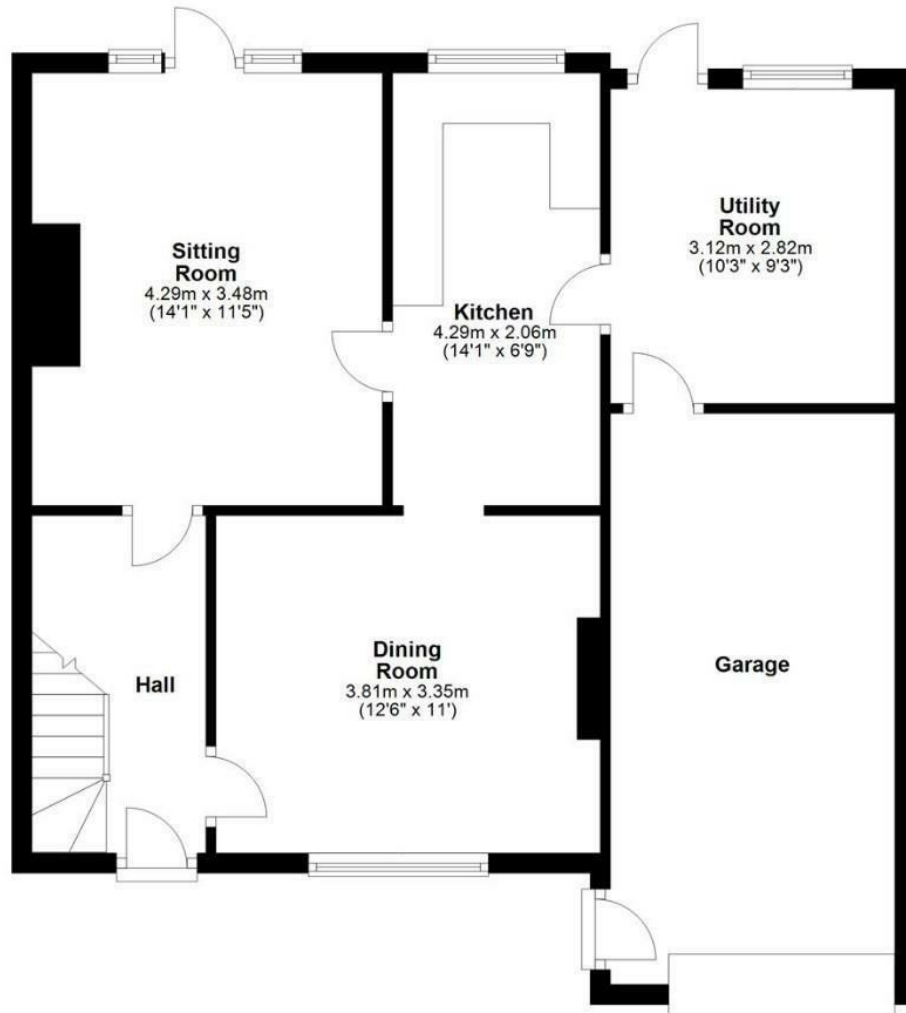
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

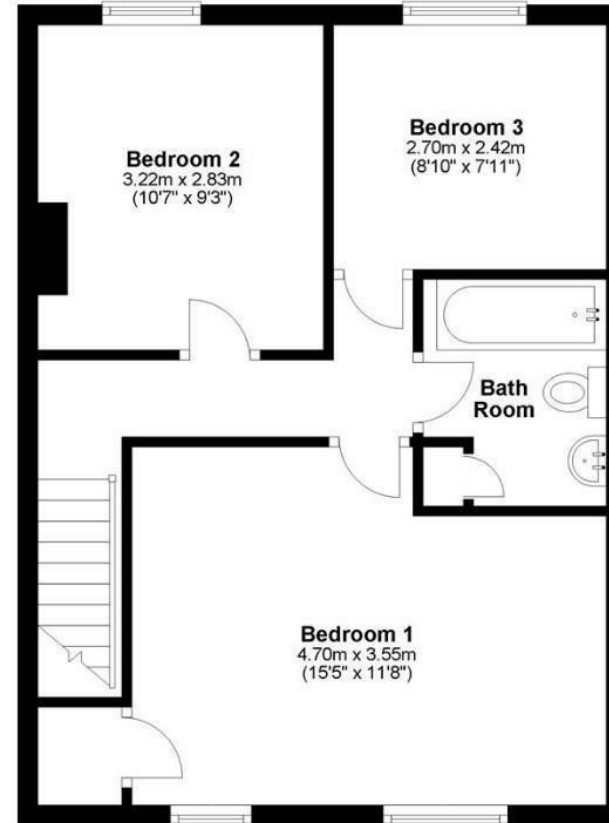
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris



Ground Floor



First Floor



Approx. gross internal floor area 96 sqm (1025 sqft)

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | 83 |
| (81-91) | B | | |
| (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.

