



12 Granta Terrace, Great Shelford, Cambridge, CB22 5DJ
Guide Price £425,000 Freehold



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AN ATTRACTIVE VICTORIAN TERRACED HOUSE WITH ORIGINAL FEATURES, SET WITHIN A MATURE AND PRIVATE GARDEN CONVENIENTLY LOCATED FOR THE VILLAGE CENTRE AND MAIN LINE TRAIN STATION.

- Victorian terrace house
- 2 beds, 1 bath, 2 recepts
- Built between 1900-1910
- Gas fired central heating to radiators
- Council tax band - C
- 750 Sqft / 69 Sqm
- 0.04 acres
- Street parking
- EPC - D
- Chain free

The property enjoys a convenient position just a short walk from the main line train station and village centre, making part of a terrace of four homes. This most attractive Victorian property is well presented and is offered with no onward chain. An ideal first time or investment buyer property as the house has been successfully let for a number of years.

The accommodation comprises two reception rooms including a sitting room with an attractive open Victorian fireplace with decorative slips and fitted book shelving and a dining room with stairs to first floor, both with solid wood flooring.

The kitchen is fitted with attractive cabinetry, ample fitted working surfaces within set single sink and drainer, gas cooker point with extractor over, space for a fridge / freezer and opening to a walk in pantry/utility area which houses the usual white goods and a wall mounted gas fired central heating boiler.

Upstairs, there are two good sized double bedrooms, both with fitted wardrobe cupboards and a family bathroom with solid wood flooring.

Outside, the rear garden measures over 100 ft in length and is laid mainly to lawn with a paved patio area, pergola over, a vegetable and herb garden, selection of fruit bearing and specimen trees, a timber shed and there is gated side access.

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, Shelford railway station and Addenbrooke's / Biomedical Campus are easily accessible.

Tenure

Freehold

Services

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

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





Approx. gross internal floor area 69 sqm (750 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	65	
(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

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.

