



5 Buristead Road, Great Shelford, Cambridge, CB22 5EJ  
Guide Price £500,000 Freehold



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**AN ESTABLISHED SEMI-DETACHED HOUSE REQUIRING FULL MODERNISATION WITH SCOPE FOR ENLARGEMENT SHOULD THE PLANNING CONSENT, SET WITHIN A GENEROUS AND MATURE GARDEN AND LOCATED CENTRALLY WITHIN THE VILLAGE.**

- Semi-detached house
- 3 beds, 1 bath, 1 recept
- Constructed in the 1950s
- Gas fired central heating to radiators
- Council tax band - D
- 925 Sqft / 86 Sqm
- 0.09 acres
- Driveway parking for two cars and a garage
- EPC - E
- Chain free

The property occupies a fine position just a short walk from the village centre, main line train station and primary school. The property offers great potential for expansion and full modernisation while set within mature gardens both to the front and rear with a driveway and a garage.

The accommodation comprises an entrance hall with stairs to first floor accommodation with cloakroom/WC just off. The sitting room boasts an open fireplace and opens to the dining room which enjoys views over the garden. The kitchen is fitted with base level and wall mounted storage cupboards, fitted work surfaces, single sink and drainer, electric cooker point and a larder cupboard.

Upstairs, off the landing are three bedrooms and a family bathroom.

Outside, the property is set back from the road and screened by hedging with a lawned front garden and a driveway providing parking for at least two cars leading to the garage with double doors, power and light connected. The rear garden is laid mainly to lawn with a paved patio area, flower and shrub borders and beds, a selection of trees and bushes and all enjoys good 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 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 - D

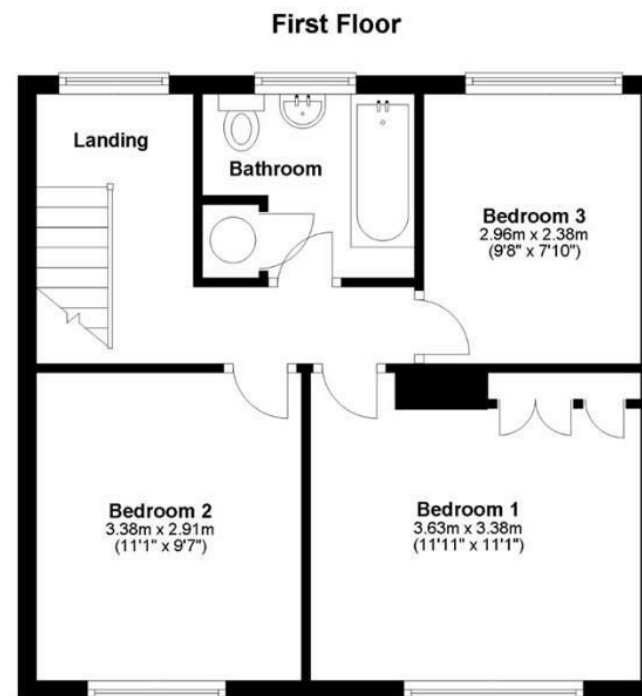
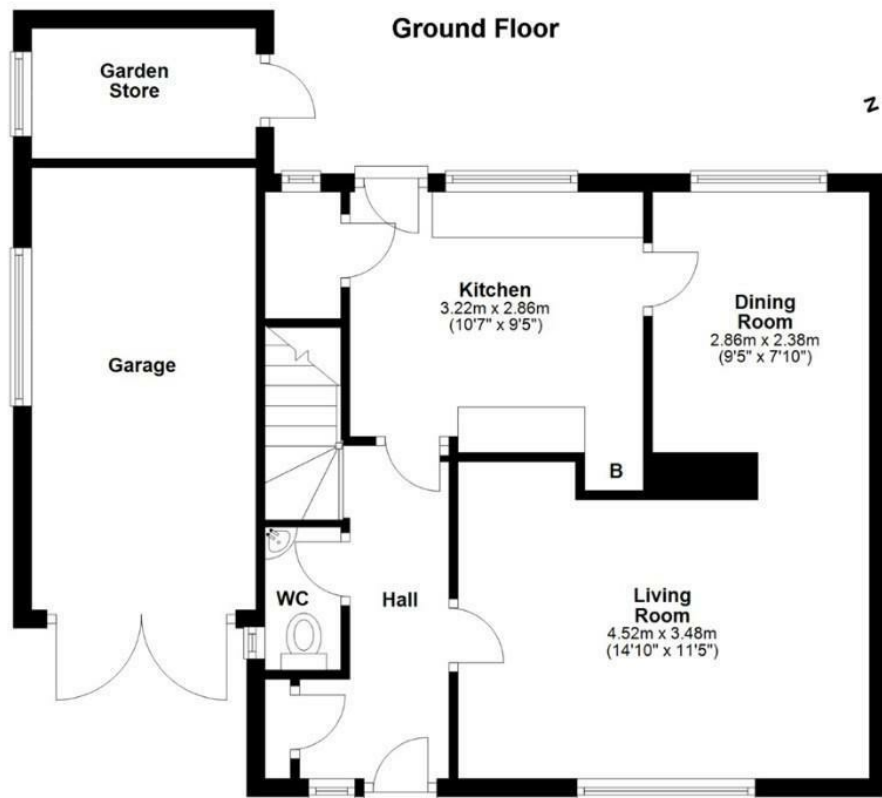
**Fixtures and Fittings**

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





Approx. gross internal floor area 86 sqm (925 sqft) excluding Garage and Garden Store

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D		
(39-54)	E	47	
(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.

