



21 Maris Green, Great Shelford, Cambridge, CB22 5EE  
Guide Price £375,000 Freehold



rah.co.uk  
01223 800860

## A TWO BEDROOM TERRACED HOUSE WITH A GARAGE AND A GENEROUS GARDEN LOCATED WITHIN THIS HIGHLY SOUGHT AFTER VILLAGE.

- Terraced house
- 2 beds, 1 bath, 1 recept
- Constructed in the 1980s
- Gas fired central heating to radiators
- Council tax band - D
- 625 Sqft / 58 Sqm
- 0.07 acres
- Garage en bloc
- EPC - C / 69

The property enjoys a fine cul de sac position set within an a generous and mature garden with off road parking and a garage. The property is conveniently positioned for the village centre, main line train station and Cambridge city centre. The property has been successfully Let for many years and would make an ideal first time or investment buyer property, although it does require some updating.

The accommodation comprises an entrance hall with stairs to first floor accommodation and fitted with storage cupboards.

The sitting room boasts an ornamental fireplace with exposed brick chimney breast and exposed brick wall and opens to the dining area with patio doors out to the garden. The kitchen is fitted with base level and wall mounted storage cupboards, fitted working surfaces within set single sink and drainer, electric cooker point, space for a washing machine, fridge freezer and a wall mounted gas fired central heating boiler.

Upstairs, off the landing, are two double bedrooms and a bathroom.

Outside, the front garden is laid mainly to lawn with a paved pathway to the entrance porch. The rear garden measures approximately 80 feet in length and is laid mainly to lawn with well stocked borders and beds and a selection of trees and bushes. Gated access leads to the garage bloc, one of which is owned by number 21 with an up and over door.

There is an annual service charge for external maintenance and the upkeep of the communal areas. The annual breakdown of the costs is £161 per annum.

### 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

There is an annual service charge for external maintenance and the communal area. The breakdown of this is approximately £161 per annum.

### Services

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

### Statutory Authorities

South Cambridgeshire District Council

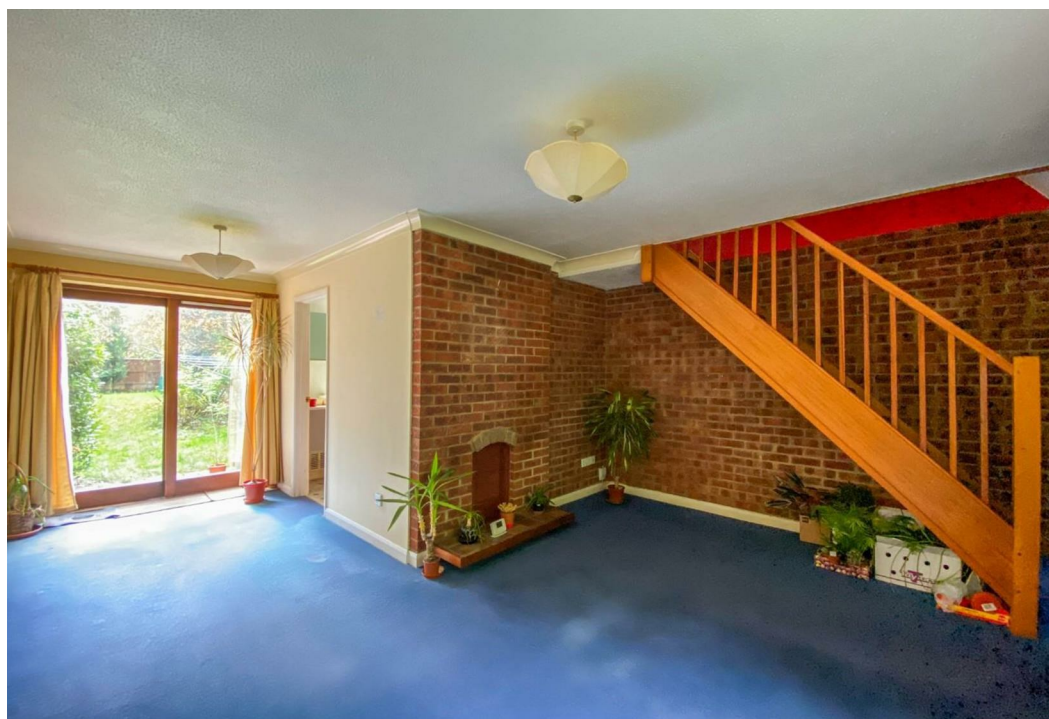
Council tax band - D

### Fixtures and Fittings

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

### Viewing

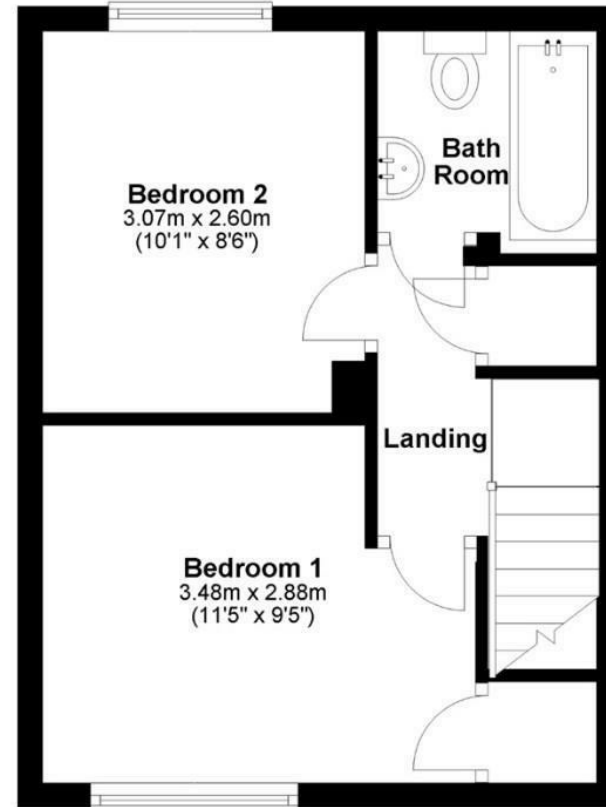
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris



## Ground Floor



## First Floor



Approx. gross internal floor area 58 sqm (625 sqft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		<b>86</b>
	(69-80) <b>C</b>	<b>69</b>	
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

