



9 Grain Close, Great Shelford, Cambridge, CB22 5AR
Guide Price £375,000 Freehold



rah.co.uk
01223 800860

A WELL-PRESENTED, THREE BEDROOM, END-OF-TERRACE PROPERTY SITUATED IN THIS HIGHLY SOUGHT-AFTER VILLAGE, IDEALLY LOCATED FOR GREAT SHELFORD TRAIN STATION AND THE DNA PATH TO ADDENBROOKE'S AND THE BIOMEDICAL CAMPUS. NO ONWARD CHAIN.

- 3 bedrooms, 1 bathroom, 1 reception
- End-of-terrace property
- sqft / sqm
- Total plot size - 0.05 acres
- Gas-fired heating to radiators
- Driveway parking
- 1982
- EPC - C / 70
- Council tax band - C

9 Grain Close is built of standard brick and block construction, located on a peaceful residential cul-de-sac, just moments from the centre of Great Shelford, which offers a range of amenities and a mainline train station all within walking distance.

The front door leads you to a generous porch, which has a door to a generous utility cupboard that has a sink, wall storage unit and plumbing for a washing machine, as well as providing ample space for coats and shoes. The porch opens into the entrance hallway and also a lean-to providing storage and access to the rear garden. The sitting/dining room looks out over the rear garden and is full of light from a large patio door. There is plenty of space to accommodate both a separate living space and a dining area. The kitchen comprises of wall and floor units, a built-in sink with mixer taps, a freestanding oven, with a gas hob and space for white goods.

Upstairs, there are three bedrooms with one double and two generously sized single bedrooms, one with built-in storage. On the landing you have an airing cupboard and further built-in storage. There is a separate w.c. to the bathroom with an overhead shower, basin and a towel radiator.

Outside, the home benefits from an enclosed rear garden measuring 4.79m x 7.43m (enclosed on two sides by brick walls) with a large decking area, a lawn and a bed with mature shrubs. A rear access gate leads to a footpath and an open parking area with direct access to Chaston Road. To the front of the property there is a private driveway offering off-road parking for multiple cars.

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

Main services connected include: water, electricity, gas 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.

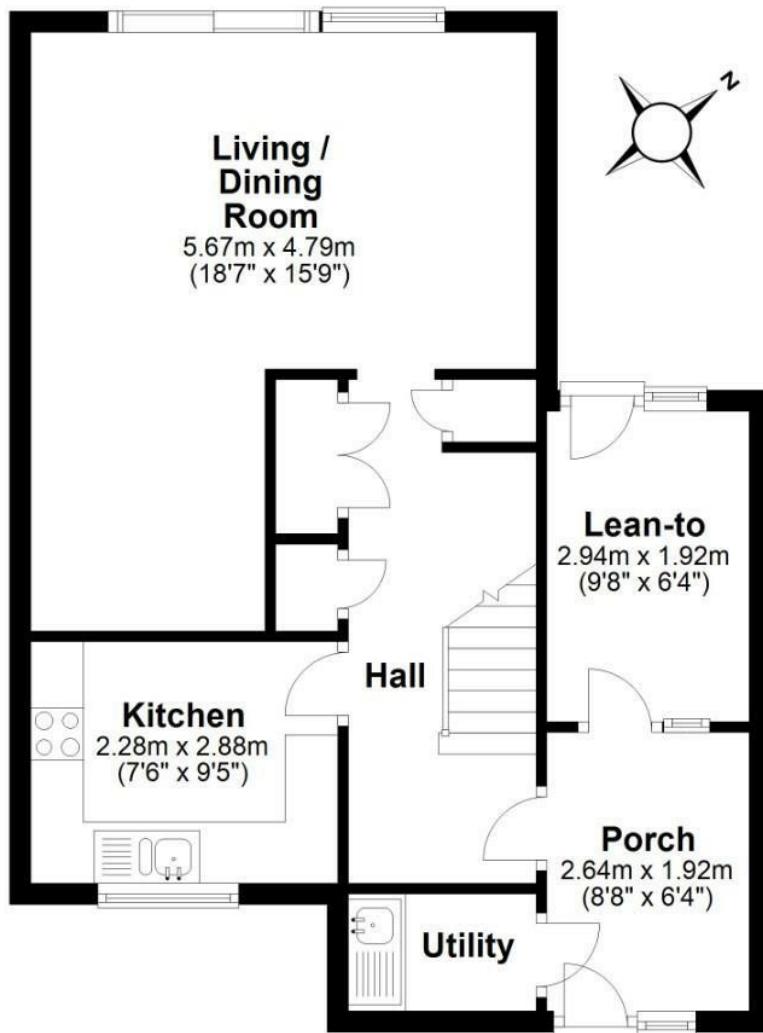
Viewing

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



Ground Floor

Approx. 52.3 sq. metres (562.7 sq. feet)



Total area: approx. 91.5 sq. metres (985.2 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

First Floor

Approx. 39.3 sq. metres (422.5 sq. feet)

