



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



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**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
- sqft / sqm
- Gas-fired heating to radiators
- 1982
- Council tax band - C
- End-of-terrace property
- Total plot size - 0.05 acres
- Driveway parking
- EPC - C / 70

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.

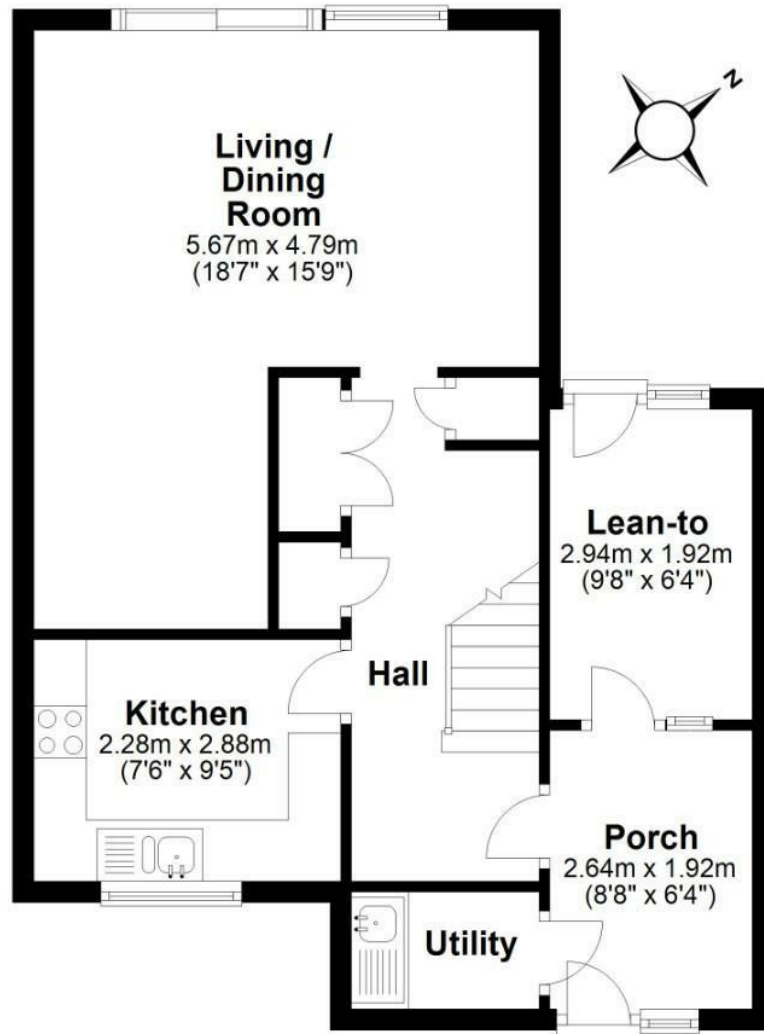
#### **Viewing**

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



## Ground Floor

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

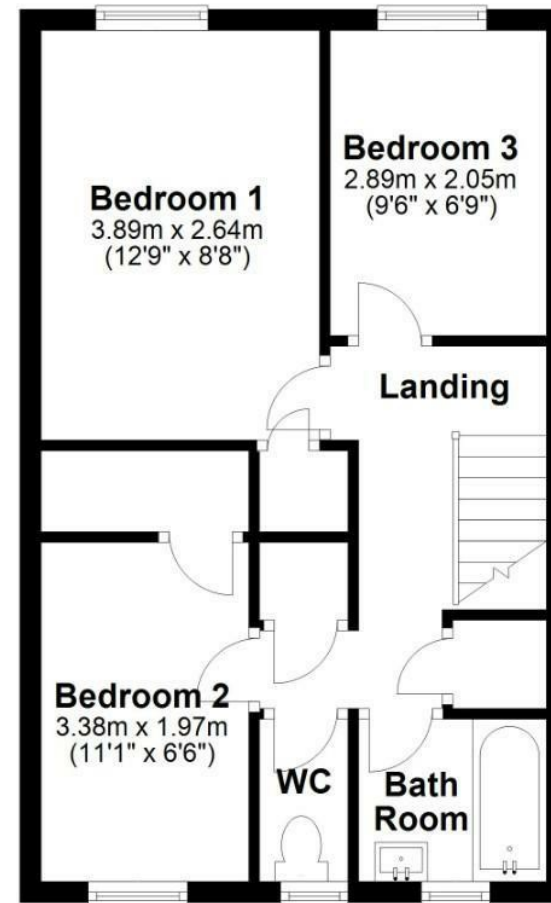


Total area: approx. 91.5 sq. metres (985.2 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

## First Floor

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



| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 89                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 70      |                         |
| (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 |

