



24 Old School Court, Great Shelford, Cambridge, CB22 5FF

Guide Price £595,000 Freehold



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A SUPERB TWO-BEDROOM END OF TERRACE PROPERTY SITUATED IN THE HIGHLY SOUGHT-AFTER OLD SCHOOL COURT DEVELOPMENT LOCATED IN THE CENTRE OF GREAT SHELFORD, AVAILABLE WITH THE ADDED BENEFIT OF NO ONWARD CHAIN.

- End of terrace house
- 2 beds, 1 bath, 1 receipt
- Gas fired central heating to radiators upstairs and underfloor heating downstairs
- EPC-C/78
- Chain free
- 950 Sqft /88 Sqm
- Constructed in 2011
- Allocated parking
- Council tax band - C

The property was constructed in 2011 by Hill Residential, this highly acclaimed over 55's residential scheme comprises 25 flats and houses in a secure development which occupies a superb central position in the village. Pedestrian access to Woollards Lane, the central thoroughfare of the village, offers excellent access to all the amenities that Great Shelford offers.

The accommodation comprises a welcoming reception with karndean flooring, stairs to first floor accommodation and a cloakroom/WC just off. The kitchen is fitted with attractive cabinetry, ample sile-stone working surfaces with inset one and a half sink unit with mixer tap and bevel drainer and a range of appliances including ceramic hob, oven and microwave oven, fridge/freezer, dishwasher and washer/dryer plus a wall mounted gas fired central heating boiler. The sitting/dining room is a generously proportioned room with French doors to a garden.

Upstairs, there are two double bedrooms, both with fitted wardrobe cupboards and a family bathroom boasting both panel bath and shower cubicle.

Outside, allocated parking for one vehicle plus visitor parking. The rear garden is laid mainly to lawn with a paved patio, flower and shrub beds, gated rear access and all is enclosed by fencing enjoying 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 - 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

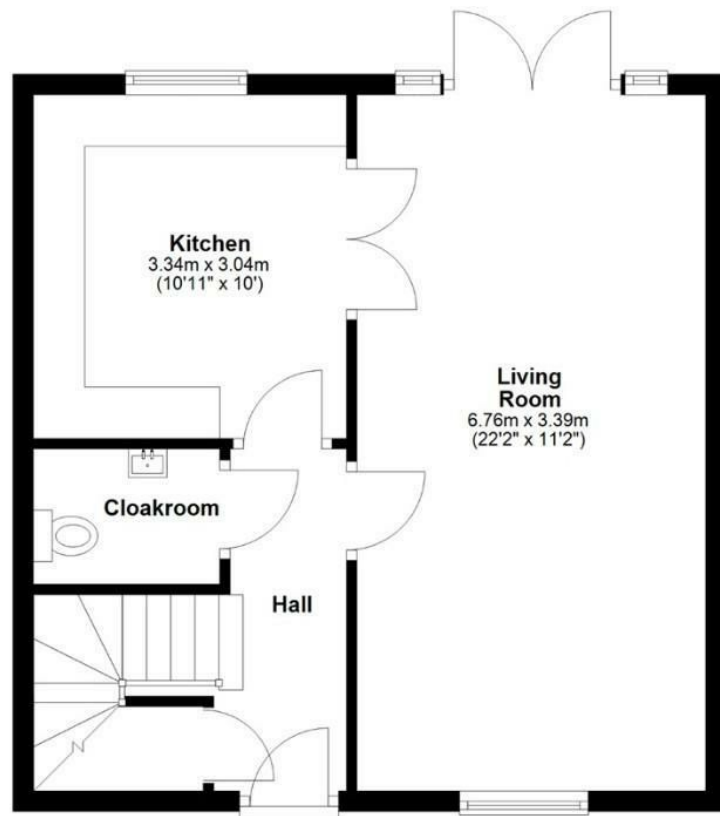
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris

Agents Note

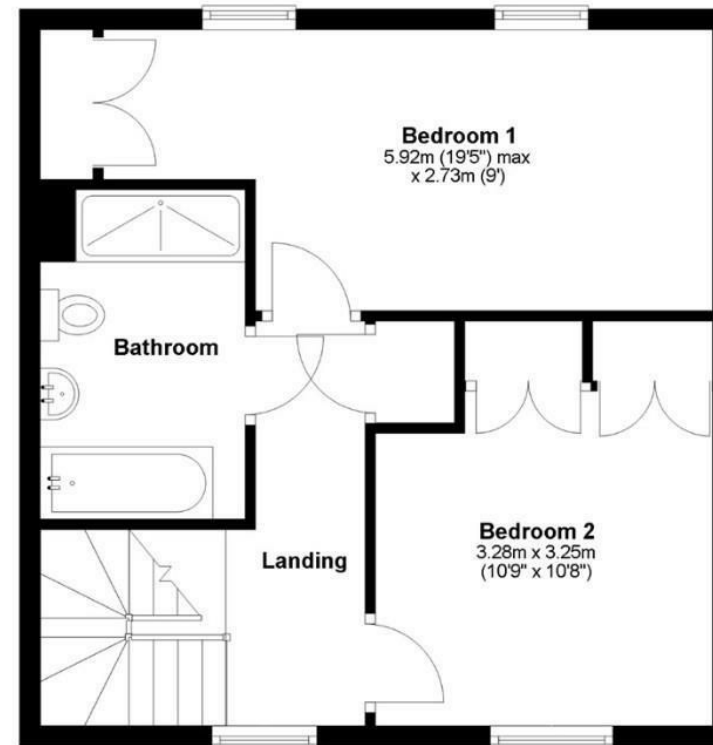
Shared/managed areas: The communal courtyard, garden areas and bin sheds. Annual charge of approximately £640.



Ground Floor



First Floor



Approx. gross internal floor area 88 sqm (950 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B	78	
(69-80) C		
(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

