



Birch Trees Road, Shelford

+44 (0) 1223 508050

hello@cookecurtis.co.uk

www.cookecurtis.co.uk

This two double bedroom first-floor maisonette is set in a quiet cul-de-sac, just a short walk from the mainline railway station and the wide range of shops and amenities available in the sought-after village of Great Shelford.

£1,395 pcm

Birch Trees Road,
Cambridge, CB22 5AW



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Upon entering the property, you're greeted by a spacious hallway leading into a well-proportioned sitting room, offering a comfortable and versatile living space.

The kitchen/diner is equipped with an electric cooker, fridge freezer, washing machine, and dryer, and provides ample space for dining.

The refitted bathroom features a shower over bath, WC, and wash basin, all presented in a modern finish.

There are two good-sized bedrooms. Bedroom one offers generous proportions, while bedroom two includes fitted shelving, ideal for additional storage or workspace.

The property benefits from electric heating and double-glazed windows throughout.

Externally, there is a small front garden and the added advantage of off-road parking.

Available 6th June 2025.







56 sqm / 601 sqft

2 bed, 1 bath, 1 recep

Council tax band - B

EPC - D / 61

Electric heating

Off road parking

Unfurnished

Available June 2025



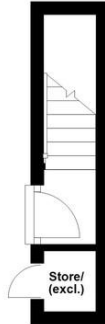
First Floor

Approx. 55.0 sq. metres (592.4 sq. feet)



Ground Floor

Approx. 0.9 sq. metres (9.4 sq. feet)



Total area: approx. 55.9 sq. metres (601.8 sq. feet)

Drawings are for guidance only. www.beachenergy.co.uk - IPMS 2
Plan produced using PlanUp.

Great Shelford is one of the most sought-after villages south of the City thanks to its easy access to town and Addenbrookes, by road, regular buses, purpose built cycleways and train from its mainline railway station that also goes direct to London Liverpool Street. The historic village centre has excellent day-to-day facilities including two small supermarkets, a convenience store, a deli, hairdressers, doctors, dentist, dispensing chemist, two pubs, restaurants and more. The primary school is very well regarded and there are various community facilities and social clubs. The large recreation ground has a new pavilion, tennis club and sports pitches and annually hosts the excellent Shelford Feast festival. It is a great community for those looking for a balance of convenience and traditional village feel and offers the real possibility of living day-to-day without the need to regularly drive out of the village.

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