



Granhams Road, Great Shelford

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[www.cookecurtis.co.uk](http://www.cookecurtis.co.uk)

A one bedroom grade II listed cottage full of charm and character with a large garden and off road parking. Ideally located on the edge of the popular village of Great Shelford and a short walk to the Shelford train station.

£1,100pcm

Granhams Road,  
Cambridge, CB22 5JX



A charming, period, Grade II listed end terrace cottage; located in the popular south Cambridgeshire village, of Great Shelford.

The property is surrounded by substantial gardens with views over pastures and paddocks. While pets are considered the borders are not fully secure, so please keep this in mind. You can enter the property either via a front door entrance which brings you straight into the living room, or via the side entrance into the kitchen/diner. The kitchen comes with a range of base units, electric cooker and space for a fridge freezer and washing machine.

Upstairs there is a double bedroom with built in storage cupboard. Main bathroom with a full suite of bath and shower over, WC and wash basin. There is also an airing cupboard, housing the immersion tank.

The property has off street parking for one car to the front. Single glazed and electric storage heaters.

Available July 2025.

Please refer to the 'Tenant Guide' brochure, for more information regarding the tenancy application process, referencing, terms and conditions of the holding fee, and payments due before the start of the tenancy.

Electricity is currently supplied by OVO Energy.

Ofcom suggests the maximum broadband speed is: 1000mbps.

Gov.uk suggests the property has not flooded in the last 5 years.

Great Shelford is one of the most sought-after villages south of the City thanks to its easy access to town and Addenbrooke's by road, regular buses, car-free 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.







548sqft / 51sqm

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1 bed, 1 bath, 1 recep

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EPC - E / 40

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Council tax band - C

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Electric storage heaters

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Off road parking

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Large garden

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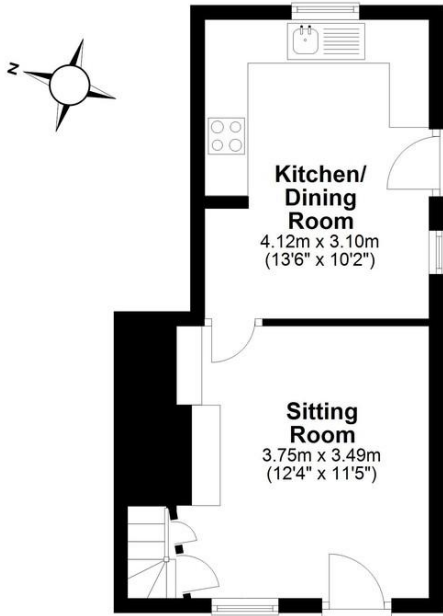
Available July 2025

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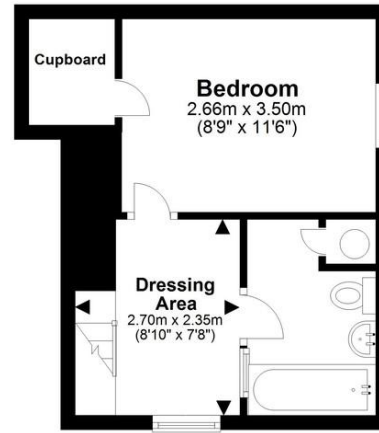
## Ground Floor

Approx. 28.6 sq. metres (308.1 sq. feet)



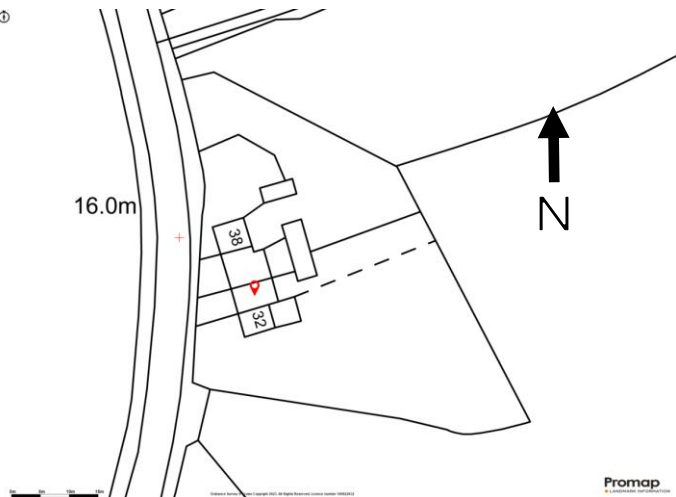
## First Floor

Approx. 23.6 sq. metres (253.9 sq. feet)



Total area: approx. 52.2 sq. metres (562.0 sq. feet)

Drawings are for guidance only. [www.beachenergy.co.uk](http://www.beachenergy.co.uk) - IPMS 2  
Plan produced using PlanUp.



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