



11 Shelly Row, Cambridge, CB3 0BP  
Guide Price £450,000 Freehold



rah.co.uk  
01223 323130

**A QUAIN AND WELL-POSITIONED PERIOD COTTAGE, ENJOYING AN ELEVATED POSITION IN THE CASTLE WARDS OVERLOOKING A LEAFY PLAY AREA, A SHORT WALK FROM THE CITY CENTRE AND AVAILABLE WITH NO CHAIN.**

- 525 sqft / 49 sqm
- 2 bed, 1 bath, 1 recep
- Permit Parking
- Gas-fired heating to radiators
- Council tax band – C
- Terraced cottage
- 40 sqm / 0.01 acre
- Victorian
- EPC – C / 71

This cosy two-bedroom terraced cottage is situated just east of St Edmund's College, a short stroll from the River Cam and just over half a mile from the Market Square. The house is also equidistant from both Cambridge and Cambridge North train stations. This property boasts a wonderful elevated position overlooking a leafy play park and has a private east-facing garden.

The accommodation briefly comprises a living room with exposed beams and plenty of built-in storage cupboards. The kitchen/breakfast room has been fitted with a range of base and eye-level units and offers space for various appliances. A door from the dining area leads to the rear garden.

Upstairs are two bedrooms and a bathroom, which has been fitted with a modern white suite.

Outside, the property is set back above the main road behind a pathway with iron railings. There is permit parking available and a delightful play park just over the road. The east-facing garden has been stocked with a variety of mature shrubs and trees, there is also a useful storage shed at the foot of the garden.

**Location**

No.11 Shelly Row is located just off Castle Street via Shelly Garden. The property sits in a rather special and historic area of Cambridge and has plenty of local facilities nearby including some reputable pubs and eateries.

This is an area of the city where properties seldom come to market and a most attractive position, on a slight rise within easy walking or cycling distance of the city centre with its combination of ancient and modern buildings, winding lanes and excellent choice of local schooling.

It is ideally situated for those working at Cambridge Science and Business Park (3 miles east) or Addenbrooke's Biomedical Campus (4 miles south). For the commuter, Cambridge station has mainline services to London from around 48 minutes. The property is also within easy reach of the A14/M11 road networks.

**Tenure**

Freehold

**Services**

Main services connected include: water, electricity, gas and mains drainage.

**Statutory Authorities**

Cambridge City Council.

Council Tax Band - C

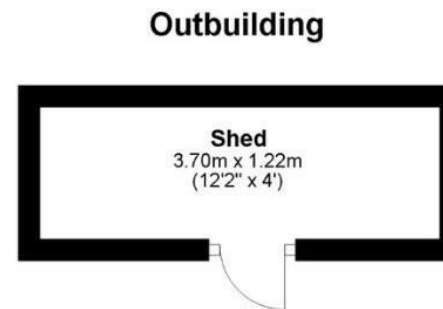
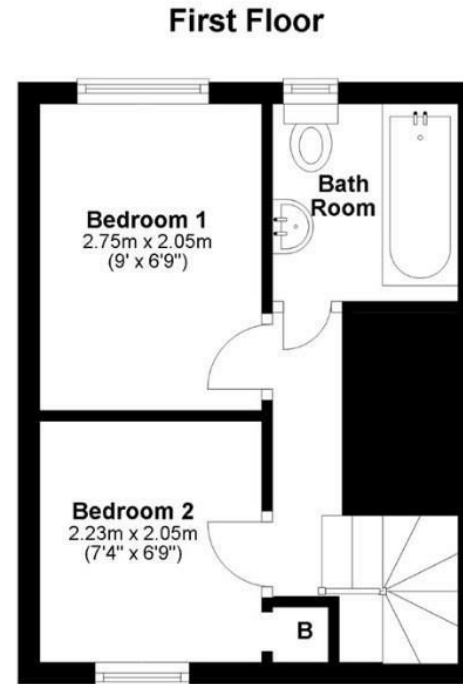
**Fixtures and Fittings**

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.





Approx. gross internal floor area 49 sqm (525 sqft) excluding Shed

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>92</b>
(81-91) <b>B</b>		<b>71</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

