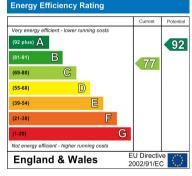


Floor Plan

Ground Floor Approx. 32.1 sq. metres (346.0 sq. feet) First Floor Approx 33.8 sq metres (363.5 sq feet) Bedroom 1 2.75m x 3.77n (9' x 12'4") Living / Room Landing Bathroom Cpd Kitchen Bedroom 2 3.31m (10'10") x 3.77m (12'4") max Total area: approx. 65.9 sq. metres (709.5 sq. feet) Drawings are for guidance only Plan produced using PlanUp.





Accommodation

- Excellent location
- Available unfurnished
- Recently redecorated
- Off-street parking

A wonderfully presented and newly decorated two-bedroom semi-detached house located in the highly desirable village of Great Shelford.

On the ground floor, there is an entrance hallway leading to the kitchen, a large open-plan living area, and a downstairs w/c. The kitchen is very well equipped with an integrated washer/dryer, slimline dishwasher, and fridge freezer. There is also a bosch single oven and gas hob.

The living area is large and bright with french doors to the rear garden. The rear garden is partially laid to a patio and all-weather grass, with border shrubs. There is also side access for bikes and bins.

Upstairs are two double bedrooms, a family bathroom, and a large storage cupboard on the landing. There is designated off-road parking at the front of the property.

May Pastures is a small, select development of properties just off Cambridge Road, Great Shelford. Addenbrokes Hospital, the M11, and Waitrose are only a few minutes drive away and there is excellent public transport close by.

The landlord will not accept pets at this property.

Council Tax band B & EPC: C

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Viewing: Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.







Cambridge Office: 154-156 Victoria Road, Cambridge, CB4 3DZ Waterbeach Office: 17 High Street, Waterbeach, CB25 9JU Tel: 01223 439 888 Email: theteam@grayandtoynbee.com Tel: 01223 949 444 Email: waterbeach@grayandtoynbee.com

