



27 Peacocks, Great Shelford, Cambridge, CB22 5AT
Guide Price £425,000 Freehold



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A SPACIOUS AND WELL-PRESENTED THREE-BEDROOM TERRACED HOUSE, SET WITHIN A MATURE COMMUNAL GARDEN WITH VIEWS OVER HORSE PADDOCKS, LOCATED IN THIS TRANQUIL RETIREMENT SCHEME JUST A SHORT WALK FROM THE THRIVING VILLAGE CENTRE.

- 3 bedroom terraced house
- Over sixties scheme
- Emergency 24-hour pull cord alarm
- Ample parking
- EPC-C / 72
- 850 sqft /79 sqm
- Gas fired central heating to radiators
- On-site warden
- Communal garden
- Council tax band-D

Peacocks is a highly desirable over sixties retirement community, just a short walk the thriving village centre. Each property is freehold and has a 24-hour emergency pull-cord system plus there is a manager/warden on site Monday-Friday for assistance. Number 27 has a particularly pleasant position overlooking the communal gardens and horse paddocks immediately to the rear.

The accommodation comprises a storm porch with fitted storage cupboard and front door to the reception hall with stairs rising to first floor accommodation and fitted storage cupboards. There is a good sized sitting/dining room with a generous understairs storage cupboard. The kitchen is fitted with a range of base level and wall mounted storage cupboards, fitted working surfaces with inset double sink unit with mixer tap and drainer, four ring ceramic hob, double oven extractor, space for fridge/freezer and washing machine plus a discreetly concealed wall mounted gas fired central heating boiler. Off the rear lobby is a door to outside, a shower room comprising a low level WC, wall mounted wash hand basin, a tiled shower cubicle and heated towel rail.

Upstairs, off the landing are three bedrooms, bedrooms one and two have fitted wardrobe cupboards and a family bathroom comprising a low level WC, pedestal wash hand basin, panel bath and heated towel rail.

Outside there is a neat lawned front garden with pathway to the front door. To the rear is a private paved terrace which opens to the lawned communal gardens with views over paddocks.

Tenure

Freehold

Agents Note

Freehold property but there is an annual service charge of £3937.63 (cost in 2025) - this includes 24hr emergency call system, building insurance, external maintenance, lighting, communal gardens and communal parking areas. More info is available on request.

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.

Services

Mains services connected include gas, electricity, water and mains drainage

Statutory Authorities

South Cambridgeshire District Council
Council tax band-D

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 79 sqm (850 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	72	
(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

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

