



Granhams Close, Great Shelford Cambridge  
**£325,000 Freehold**

**Sharman  
Quinney**

# Key Features



- No onward chain
- Open plan living / kitchen area
- Two generous bedrooms
- Enclosed rear garden
- Semi detached bungalow

The property comprises an entrance hall leading to a bright and airy open-plan lounge and dining area. There are two generous double bedrooms, a modern family bathroom, a pleasant front garden plus an enclosed rear garden providing a private outdoor space. Residents' parking is available to the rear, with additional on-street parking to the front.

Offered with no onward chain, this home is ideal for downsizers, first-time buyers, or those looking for a low-maintenance property in a desirable location, close to local amenities, excellent transport links, and scenic countryside walks.

Entrance hall

Kitchen/ living room - 3.1m x 8.6m

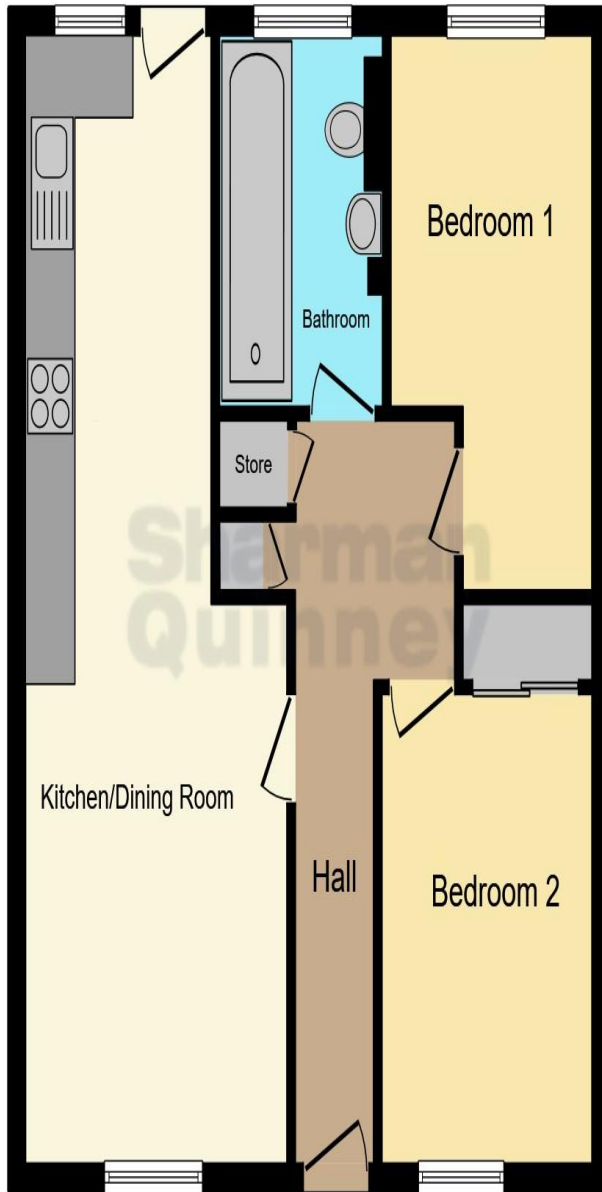


Bedroom one - 3.9m x 2.5m

Bedroom two - 2.4m x 4.0m

Bathroom





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property call Sharman Quinney on:  
**01223 844760**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

 01223 844760

 49 Woollards Lane, Great Shelford, CAMBRIDGE,  
Cambridgeshire, CB22 5LZ

 [greatshelford@sharmanquinney.co.uk](mailto:greatshelford@sharmanquinney.co.uk)

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



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: GTS102948 - 0012

