



Shelford Road, Trumpington Cambridge
Guide Price £340,000 Freehold

**Sharman
Quinney**

Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Converted telephone exchange
- Naturally light living room with access to rear garden
- Two generous bedrooms
- Off road parking for one
- No onward chain

The accommodation briefly comprises an entrance porch leading into a welcoming hallway.

To the front of the property is a fitted kitchen, while to the rear is a bright and spacious living room with doors opening onto the garden.

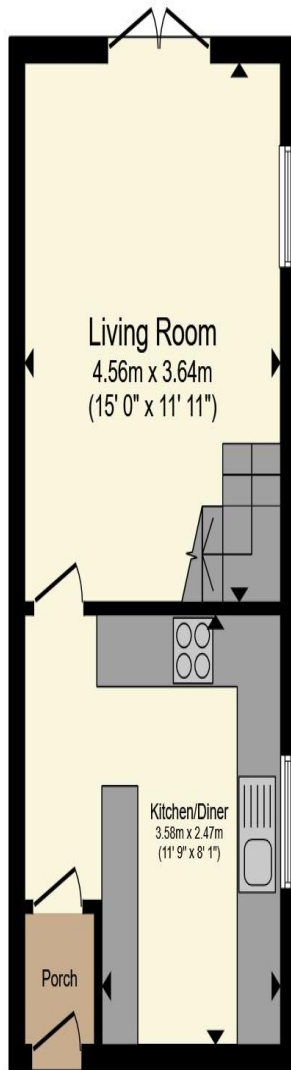
Upstairs offers two generously sized bedrooms along with a family bathroom.



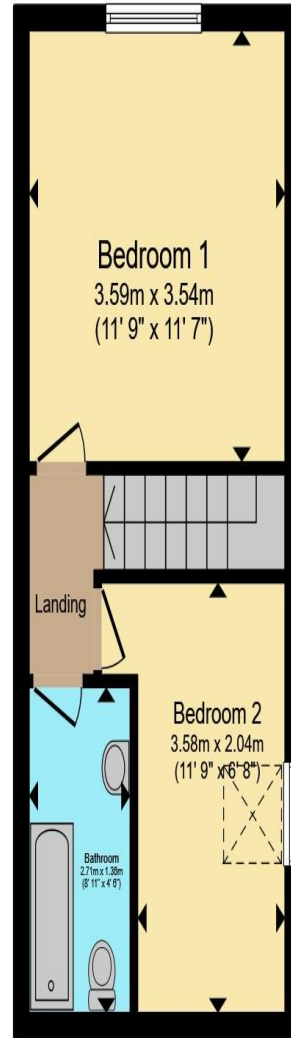
Externally, the rear garden is mainly laid to lawn and features a patio area, perfect for outdoor entertaining.

To the front, there is off-road parking for one vehicle.

The High Street is home to a mix of shops, cafés, and pubs, including well-known spots like the Green Man, Sole & Duck, and the Duchess of Cambridge. Close by, Anstey Way has a small parade of independent businesses, such as a fish and chip shop, a bike shop, a florist, a deli, and a bakery. Healthcare services are conveniently located, with a doctor's surgery on Beverley Way and a dentist on Bishops Road. For grocery shopping, there is a Sainsbury's Local on Kestrel Rise, along with a Waitrose situated on Hauxton Road.



Ground Floor



First Floor

Total floor area 57.8 m² (623 sq.ft.) approx

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.propertybox.io


**Sharman
Quinney**

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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.

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