



Macaulay Avenue, Great Shelford Cambridge  
Offers Over £240,000 **Leasehold**

**Sharman  
Quinney**

# Key Features



125 Years remaining as of 26 Jan 2004

£100.00 Ground Rent pcy

Review due: Ask Agent

£Ask Agent Service Charge pcy

Review due: Ask Agent

- Well proportioned maisonette
- Spacious lounge
- Kitchen / diner
- Two double bedrooms
- Large private rear garden

The accommodation comprises an entrance hall, a generous living room overlooking the rear garden, a spacious kitchen/diner, two double bedrooms (with bedroom two currently partitioned to create a third bedroom), and a family bathroom.

Externally, the property benefits from a substantial



rear garden, featuring two secure brick-built storage sheds.

This home is ideal for first-time buyers or investors and further benefits from low ground rent and service charges.

#### Entrance hall

Living room - 4.45m x 3.62m (14'7 x 11'11)

Kitchen / diner - 4.23m x 2.66m (13'11 x 8'9)

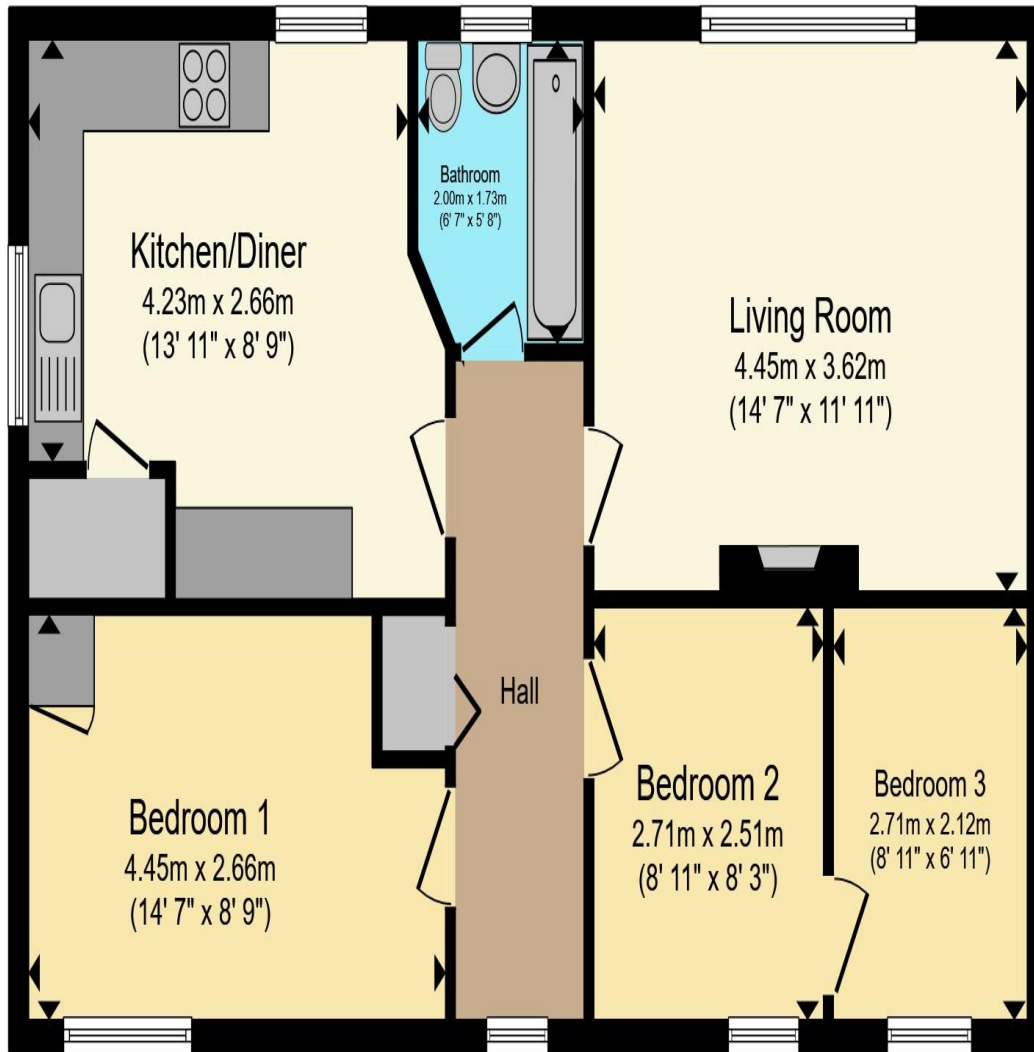
Bedroom one - 4.45m x 2.66m (14'7 x 8'9)

Bedroom two - 2.71m x 2.51m (8'11 x 8'3)

Bedroom three - 2.71m x 2.12m (8'11 x 6'11)

Bathroom





**Floor Plan**

Total floor area 70.0 m<sup>2</sup> (754 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](http://www.propertybox.io)

**Sharman  
Quinney**

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

# Selling your property?

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

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