

Abberley Wood, Great Shelford, CB22 5EZ

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Great Shelford,
CB22 5EZ

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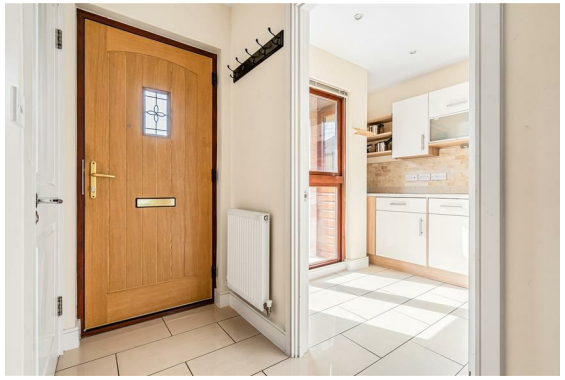
Guide Price £350,000

A well presented two bedroom semi-detached property extending to approximately 775sqft and arranged over two floors. The property further benefits from off-road parking and a well proportioned rear garden and is located close to local amenities and transport links.











LOCATION

Great Shelford is an extremely sought-after village located approximately 3 miles south of Cambridge and is very well placed for access to Addenbrooke's Hospital, Gog Magog Hills and Babraham Road Park and Ride. The village is placed ideally for commuters looking for easy access to London, with the village's train station providing direct access to London's Liverpool Street station. The village also provides easy access to the M11 linking up to both the A14 and M25. The village also benefits from an excellent range of both independent and high street shops as well as a local library and local healthcare services.

ENTRANCE
The property is approached via a paved pathway leading to a covered tiled entrance with downlighters. A wooden entrance door with frosted window and leaded glazing opens into the:

ENTRANCE HALLWAY
With staircase rising to the first floor with timber handrail, tiled flooring and radiator. Doors lead to the cloakroom, kitchen and living room.

CLOAKROOM
Fitted with a white two-piece suite comprising low-level dual-flush WC and wash hand basin with tiled splashbacks. Wall-mounted Baxi gas-fired boiler providing domestic hot water and central heating. Storage cabinet, extractor fan, tiled flooring, radiator and double-glazed frosted window.

KITCHEN
Fitted with rolled-edge work surfaces incorporating matching upstands and inset one-and-a-half bowl single-drainer sink unit with mixer tap. A range of fitted appliances includes concealed fridge/freezer, electric fan oven, four-ring induction hob with stainless steel splashback and extractor hood, concealed dishwasher, and concealed automatic washing machine and tumble dryer. Ceiling-mounted inset downlighters, wall-mounted shelving, radiator, tiled flooring and double-glazed windows to the front and side aspects.

LIVING ROOM
Featuring useful under-stairs storage cupboard, double-panelled radiator, double-glazed windows and twin double-glazed doors opening to the rear garden room.

CONSERVATORY/GARDEN ROOM
Of pitched-roof design with double glazing to three sides, incorporating a pair of double-glazed doors providing direct access to the rear garden.

FIRST FLOOR LANDING
With access to loft space and double-glazed frosted window to the side aspect.

BEDROOM ONE
With a range of fitted wardrobe cupboards incorporating mirrored sliding doors, shelving and hanging rail. Radiator and double-glazed window overlooking the front aspect.

BEDROOM TWO
With fitted wardrobe cupboard incorporating shelving and hanging rail, radiator and double-glazed window overlooking the rear aspect.

BATHROOM
Fitted with a white three-piece suite comprising panelled bath with mixer shower tap, tiled surround and glazed shower screen, pedestal wash hand basin and low-level dual-flush WC. Extensive ceramic wall tiling, fitted mirror, fitted shelving, tiled flooring, radiator and double-glazed frosted window to the front aspect.

OUTSIDE

FRONT GARDEN
With rose beds, established shrubs and driveway parking for one car.

REAR GARDEN
Enclosed by close-boarded timber fencing with gated side access. The garden is principally laid to lawn with well-stocked flowering and shrub beds, paved patio area, pathway and a pair of timber storage sheds.



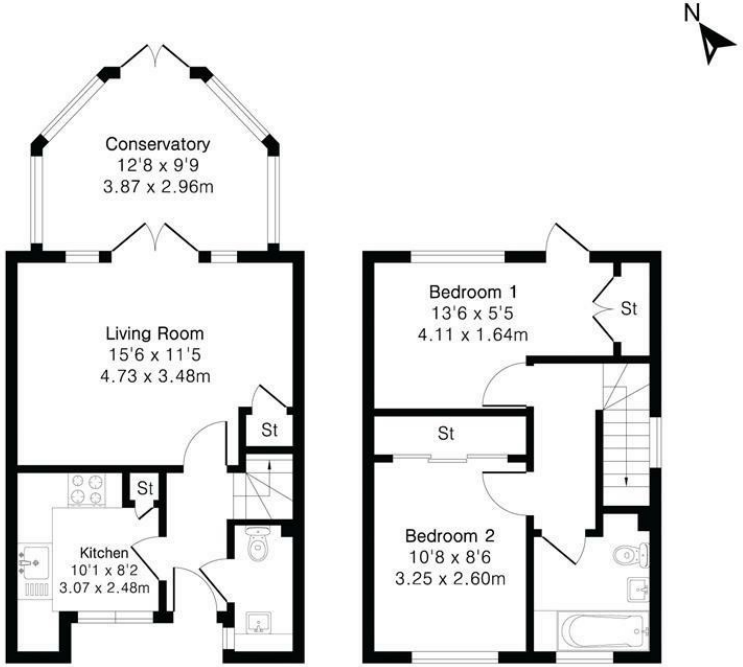


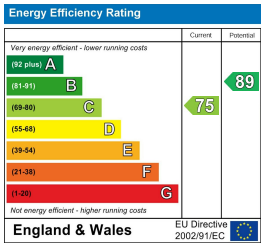






Approximate Gross Internal Area 775 sq ft - 72 sq m
Ground Floor Area 435 sq ft – 40 sq m
First Floor Area 340 sq ft – 32 sq m





Guide Price £350,000
Tenure - Freehold
Council Tax Band - C
Local Authority - South Cambridgeshire District Council

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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For more information on this property please refer to the Material Information Brochure on our website.
Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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