



Priams Way, Stapleford Cambridge
Guide Price £470,000 Freehold

**Sharman
Quinney**

Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three bedroom semi detached family home
- Bay fronted living room with excellent natural light

Ideally located within a short walk of the village mainline station and local amenities, this property offers fantastic scope to adapt and grow into a long-term family home.

The accommodation opens with an inviting entrance hall that leads into a bright, bay-fronted living room, filled with natural light. Beyond this is the kitchen that enjoys views over the rear garden. At the front of the property sits a versatile study, while a third bedroom is positioned to the rear, accompanied by a family bathroom.

Upstairs, the home offers two generously sized double bedrooms, both thoughtfully laid out to provide comfortable and well-balanced living.



Externally, the property is set back from the road and benefits from a low-maintenance front garden, along with driveway parking leading to a single garage.

The rear garden is particularly spacious, mainly laid to lawn, and provides excellent potential for extension (subject to planning).

Stapleford is a highly sought-after village located approximately four miles south of Cambridge. Shelford train station is within easy walking distance, offering regular services to Cambridge, Cambridge North, and London Liverpool Street.

The forthcoming Cambridge South station will provide an additional nearby stop, improving access to Addenbrooke's Hospital and the Biomedical Campus.

The DNA pathway also offers a convenient and direct route from Shelford into Cambridge via the medical campus.

Agents Note: The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

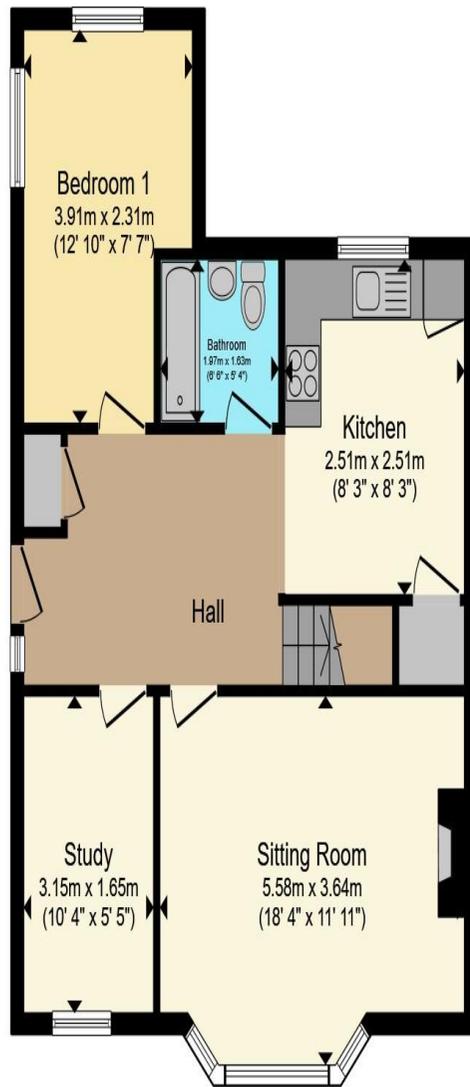
Entrance hall

Living room - 5.58m x 3.64m (18'4 x 11'11)

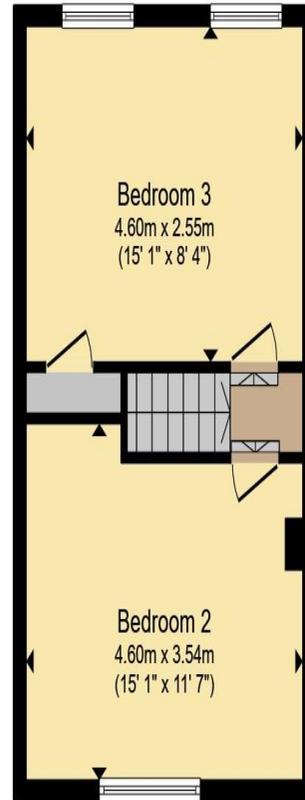
Kitchen - 2.51m x 2.51m (8'3 x 8'3)

Study - 3.15m x 1.65m (10'4 x 5'5)





Ground Floor



First Floor

- Bedroom 3 - 3.91m x 2.31m (12'10" x 7'7")
- Bathroom
- First floor landing
- Bedroom 1 - 4.60m x 3.54m (15'1" x 11'7")
- Bedroom 2 - 4.60m x 2.55m (15'1" x 8'4")

Total floor area 96.9 m² (1,043 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

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

 greatshelford@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



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