Birch Trees Road | Great Shelford | Cambridge | CB22 5AW

£1,425 PCM

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& CO

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This two double bedroom ground-floor maisonette is set in a quiet cul-de-sac, just a short walk from the mainline railway station and the wide range of shops and amenities available in the sought-after village of Great Shelford.

- 56 sqm / 601 sqft
- Council tax band - B
- Gas Central Heating
- Unfurnished
- 2 bed, 1 bath, 1 recep
- EPC - C / 73
- Off road parking
- Available September 2026

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On entering the property, there is a spacious hallway leading into a well-proportioned sitting room, which has a view over the enclosed rear garden and conservatory. The recently refitted kitchen is equipped with an electric cooker, fridge freezer, washer/dryer and dishwasher. The property has gas central heating.

The bathroom has a bath with shower over, WC, and wash basin, all presented in a modern finish.

There are two good-sized bedrooms which offer generous proportions.

Externally, there is a good sized rear garden, with patio, and the added advantage of on road parking.

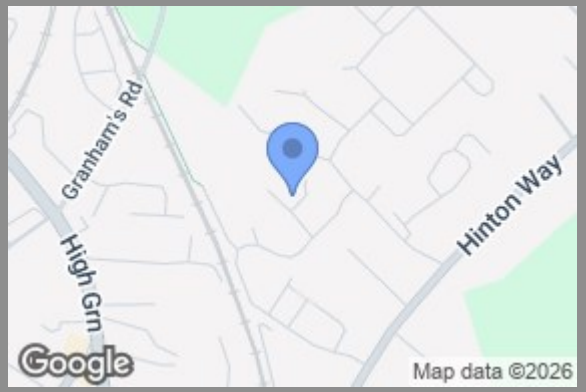
Available 15th September 2026.

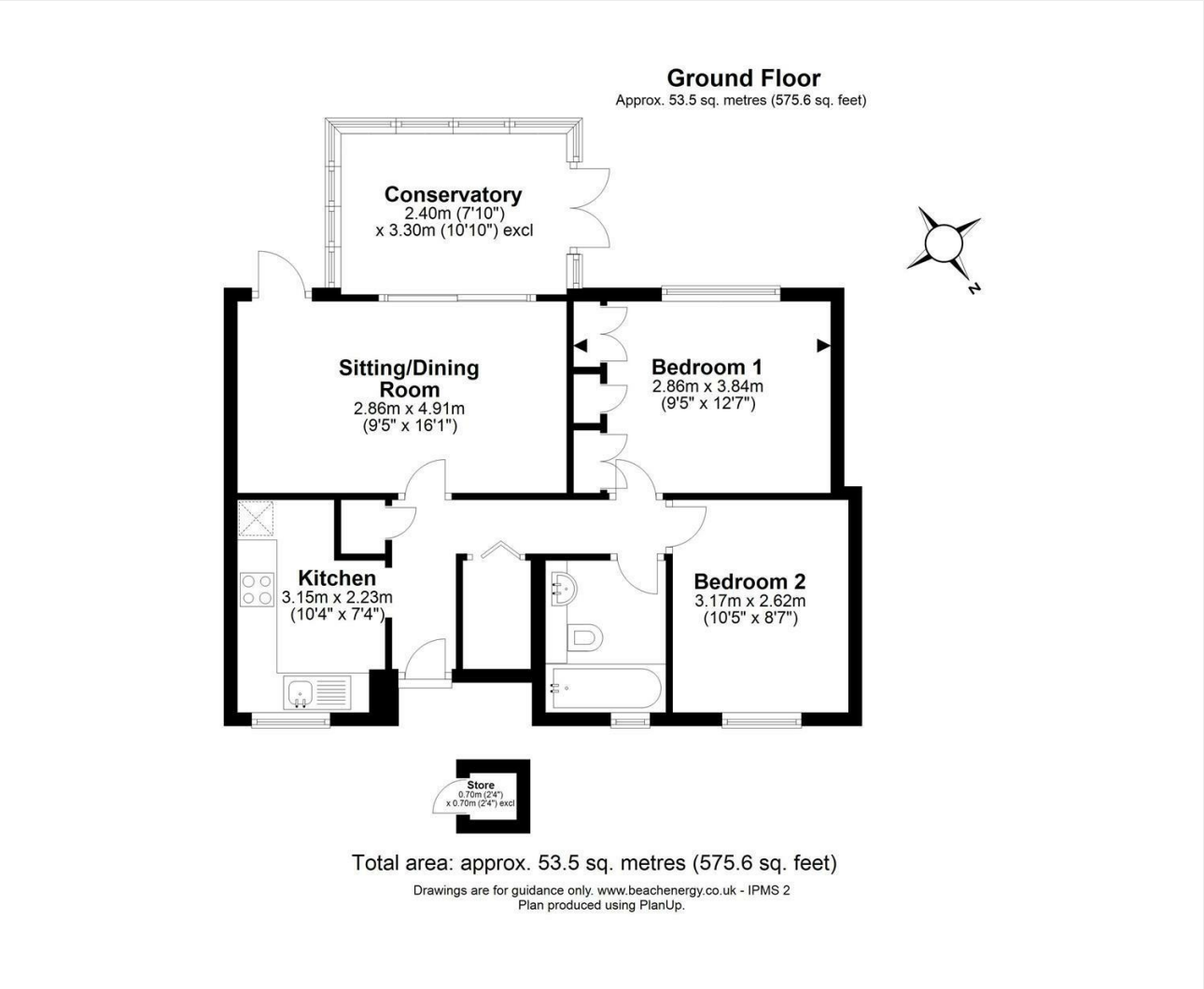
Please refer to the 'Tenant Guide' brochure, for more information regarding the tenancy application process, referencing, terms and conditions of the holding fee and payments due before the start of the tenancy.

Uk power networks suggest the electricity is currently supplied by: EDF Energy
Ofcom suggests the maximum broadband speed is: 1000mbps.
Gov.uk suggests the property has not flooded in the last 5 years.

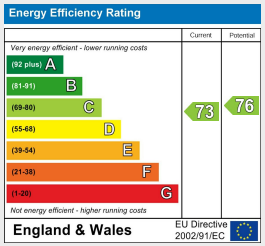
Great Shelford is one of the most sought-after villages south of the City thanks to its easy access to town and Addenbrookes, by road, regular buses, purpose built cycleways and train from its mainline railway station that also goes direct to London Liverpool Street.

The historic village centre has excellent day-to-day facilities including two small supermarkets, a convenience store, a deli, hairdressers, doctors, dentist, dispensing chemist, two pubs, restaurants and more. The primary school is very well regarded and there are various community facilities and social clubs. The large recreation ground has a new pavilion, tennis club and sports pitches and annually hosts the excellent Shelford Feast festival.





Council Tax Band **B** EPC Rating **C**



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