



10 Grain Close, Great Shelford, Cambridge, CB22 5AR  
Guide Price £325,000 Freehold



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**AN ESTABLISHED THREE-BEDROOM HOUSE, REQUIRING MODERNISATION, SET WITHIN A QUIET CUL-DE-SAC, JUST A SHORT WALK FROM THE MAIN LINE TRAIN STATION WITH A CYCLE PATH TO THE CITY AND ADDENBROOKES MEDICAL CAMPUS.**

- 3 bedroom terraced house
- Refitted shower room
- Gas fired central heating to radiators
- Low maintenance south-facing rear garden
- Council tax band-C
- 875 sqft / 81 sqm
- Modernisation required
- Off road parking
- EPC - C/ 69
- Chain free

The property enjoys a tranquil cul-de-sac setting, conveniently located for the village centre and main line train station. The property great potential for modernisation and improvement with off road parking and a maintenance free South-facing rear garden.

The accommodation comprises an entrance porch with cloakroom/WC just off, leading to a reception hall with stairs to first floor accommodation and four fitted storage cupboards. The kitchen is fitted with a range of base level and wall mounted storage cupboards, ample fitted working surfaces with inset single sink unit with mixer tap and drainer, four ring gas hob, double oven and extractor plus space for a washing machine and slimline dishwasher. The sitting/dining room boasts patio doors out to the garden and is a generously proportioned room.

Upstairs off the landing, which has a fitted storage cupboard and an airing cupboard housing a wall mounted gas fired central heating Valliant boiler, are three bedrooms and a refitted shower room with a walk-in shower.

Outside, the driveway provides parking for two vehicles plus there is a timber garden shed. furthermore there are visitor parking bays nearby. The rear garden has been designed with ease of maintenance in mind and is mainly laid to pavior with flower and shrub beds and gated rear access.

**Location**

Great Shelford is a sought-after village just to the south-east of the city, with an excellent range of facilities including primary school, health centre, recreation ground, library, church and a range of shops including supermarket, bakery, chemist and butcher. The M11, Shelford railway station and Addenbrooke's / Biomedical Campus are easily accessible.

**Tenure**

Freehold

**Services**

Mains services connected include: gas, electricity, water and mains drainage.

**Statutory Authorities**

South Cambridgeshire District Council  
Council tax band-C

**Fixtures and Fittings**

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

**Viewing**

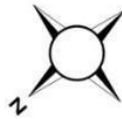
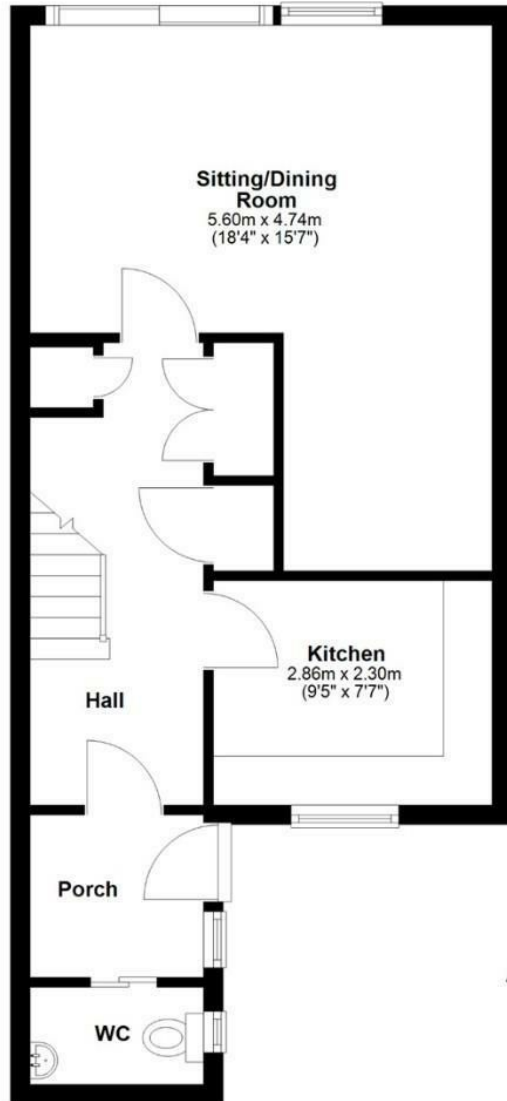
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris

**Agents Note**

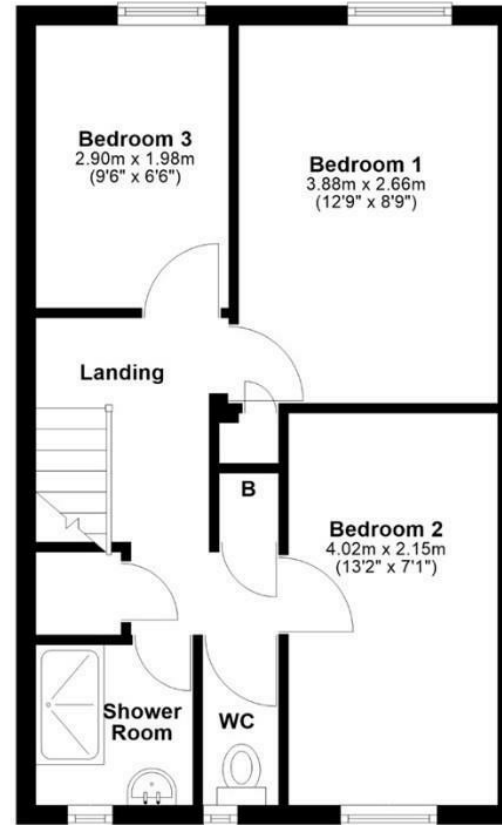
Asbestos has been identified in the ceiling and floor tiles, a survey has been carried out and the cost of removal is £4,635 + Vat. The report is available upon request.



### Ground Floor



### First Floor



Approx. gross internal floor area 81 sqm (875 sqft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		69	80
EU Directive 2002/91/EC			

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

