



6 Church Street, Great Shelford, Cambridge, CB22 5EL  
Guide Price £599,500 Freehold



REDMAYNE  
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**A MOST ATTRACTIVE BAY-FRONTED PERIOD HOUSE, SET WITHIN A MATURE AND PRIVATE GARDEN AND LOCATED AT THE HEART OF THIS THRIVING AND WELL SERVED VILLAGE.**

- 3 bed end of terrace Victorian house
- 825 sqft/76 sqm
- Well equipped modern kitchen
- Gas fired central heating
- Council tax band-D
- 2 reception rooms
- 0.05 acre plot
- 4 piece family bathroom
- EPC-D /59
- Chain free

The property occupies a wonderful centre of village position just a short walk from the primary school, village church and all its amenities. The property, over the years, has been periodically improved, retaining many original features such as original sash windows, fireplaces etc. The property has been successfully let for a number of years and given its wonderful position and well planned accommodation, would make a great family home or indeed an investment opportunity.

The accommodation comprises a welcoming reception hall with stairs to first floor accommodation with a deep recess under, utilised as a study area. The sash bay windowed sitting room opens to a generous dining/family room with open fireplace. The galleried kitchen is fitted with attractive, contemporary cabinetry, deep pan drawers and pull out larder cupboards, solid wood work surfaces with inset one and a half sink unit with mixer tap and drainer. There is a four ring gas hob, oven, extractor, integrated full height fridge/freezer, washing machine and a dishwasher. Just off is the refitted family bathroom which comprises a low level WC, wall mounted wash hand basin, tiled shower cubicle and a tiled panel bath with attractive wall and floor tiles, heated towel rail and a cupboard housing a Worcester Bosch wall mounted gas fired boiler.

Upstairs off the landing are three bedrooms including the master bedroom with fitted wardrobe cupboard and original ornamental fireplace.

Outside there is a small front garden enclosed by hedging. The rear garden has a generous paved patio with a shingle pathway, meandering through the garden, flanked by flower and shrub borders and beds and leading to artificial turfed area with mature trees and bushes, timber shed and all enjoys excellent levels of privacy.

**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 drainage.

**Statutory Authorities**

South Cambridgeshire District Council  
Council tax band-D

**Fixtures and Fittings**

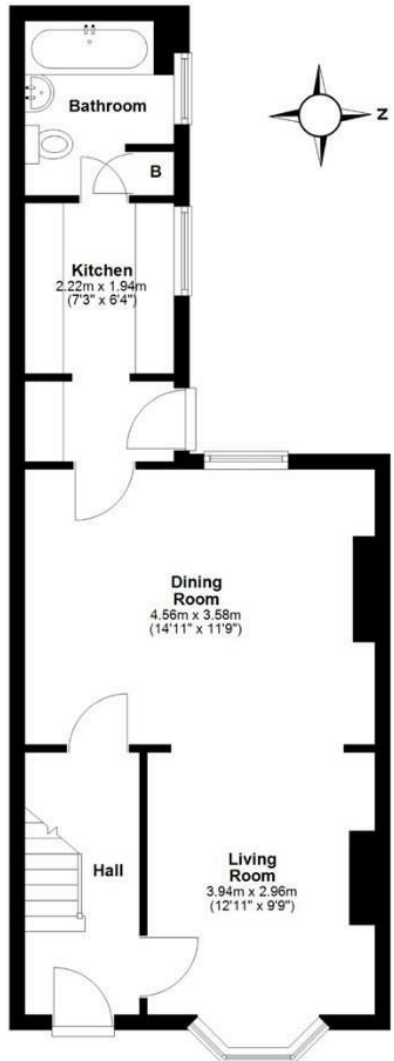
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

**Viewing**

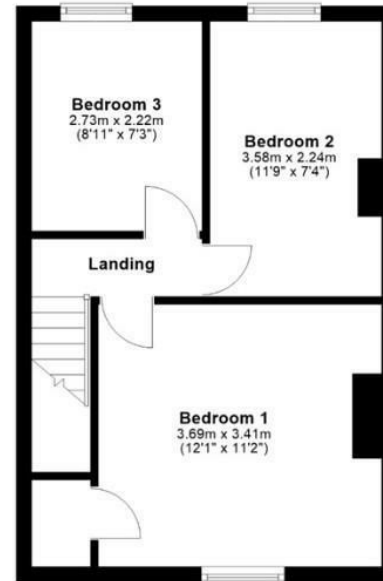
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris



**Ground Floor**



**First Floor**



**Approx. gross internal floor area 76 sqm (825 sqft)**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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.

