15 Granta Terrace, Great Shelford, Cambridge, CB22 5DJ

Guide Price £425,000 Freehold

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## AN EXTENDED AND MUCH IMPROVED, END OF TERRACE PERIOD HOUSE, SET WITHIN A MATURE AND PRIVATE GARDEN, CONVENIENTLY LOCATED FOR THE THRIVING VILLAGE CENTRE AND MAINLINE TRAIN STATION.

- 2/3 bedroom, Victorian end of terrace house
- Refitted family bathroom
- Plot size - approx 0.04 acres
- Gas-fired central heating to radiators (new boiler 2025)
- On street parking
- Sitting room with feature fireplace
- 787 sqft / 73 sqm
- 80ft garden with outbuildings
- Convenient and popular location
- uPVC double glazed sash windows

This attractive period, end of terrace house enjoys a fabulous position, so conveniently placed for Cambridge City centre, Addenbrooke's Medical Campus and the mainline train station. The property over the years has been extended, enlarging the kitchen to incorporate a breakfast area. The current owners have very recently refitted the bathroom with a luxury suite including a large walk-in shower.

There are two reception rooms, both with solid wood flooring and the sitting room boasts a feature open fireplace. The kitchen/breakfast room has French doors to the garden and is fitted with a range of attractive cabinetry, solid wood working surfaces with an inset ceramic butler sink unit, a four-ring gas hob, an oven, an extractor and an integrated dishwasher. Just off the kitchen is a side lobby with a door to the garden, plumbing for a washing machine, and space for a tumble dryer and a fridge-freezer.

Upstairs off the landing are three bedrooms. Bedrooms 2 and 3 are interconnected and the refitted family bathroom comprises a close-coupled w.c., a vanity wash hand basin, a generous tiled shower cubicle, and attractive floor tiles.

Outside, side, gated access leads to the rear garden, which has been professionally landscaped and is laid mainly to lawn with a paved patio, whilst a shingled pathway leads to an additional shingled seating area, both ideal for alfresco dining. There are well-stocked flower and shrub borders and beds, and at the end of the garden, is a generous garden store/outbuilding.

### 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 a supermarket, bakery, chemist and a butcher. The M11, Shelford railway station and Addenbrooke's / Biomedical Campus are easily accessible.

### Tenure
Freehold

### Services
Main services connected include: water, electricity, gas and mains drainage.

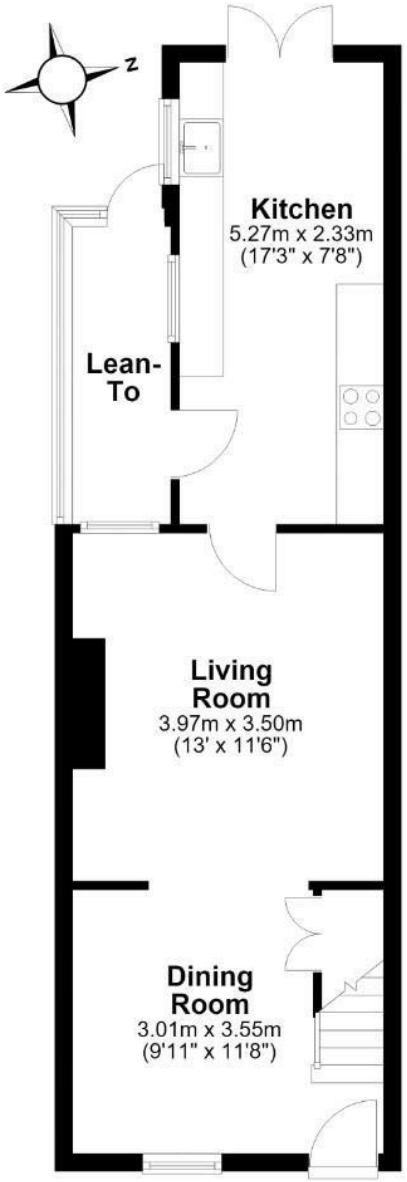
### Statutory Authorities
South Cambridgeshire District Council.
Council Tax Band - C

### 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.

## Ground Floor

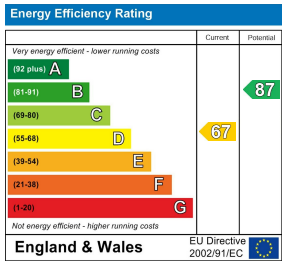
Approx. 41.7 sq. metres (448.6 sq. feet)




## First Floor

Approx. 31.4 sq. metres (338.5 sq. feet)

Total area: approx. 73.1 sq. metres (787.1 sq. feet)




**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.**