



11 Abberley Wood, Great Shelford, Cambridge, CB22 5EF  
Guide Price £375,000 Freehold



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**A CONTEMPORARY TWO-BEDROOM SEMI-DETACHED HOUSE, WELL PRESENTED THROUGHOUT, ENJOYING A TRANQUIL CUL-DE-SAC POSITION IN THIS HIGHLY SOUGHT-AFTER VILLAGE.**

- 2 bed semi-detached house
- 1 bathroom, 1 reception room
- Built in 2009
- Gas fired central heating to radiators
- EPC-C /77
- 650 sqft/61 sqm
- 0.03 acres
- Well equipped kitchen with integrated appliances
- Off road parking
- Council tax band-C

The property is located within this popular residential development, so conveniently placed for Addenbrookes medical campus, Cambridge city centre and Great Shelford thriving village centre. The property boasts a fabulous position, tucked away in a little offshoot cul-de-sac with just three other houses, with views over a pleasant green area and mature trees. The property makes an ideal first time buyer purchase or indeed an investment purchase for those looking for a rental property.

The accommodation comprises an entrance hall with stairs to first floor accommodation, ceramic tile flooring and a cloakroom/WC just off, which also accommodates a wall mounted gas fired central heating boiler. The kitchen overlooks the lawned front garden and mature trees and is fitted with attractive, modern cabinetry, ample fitted working surfaces with inset one and a half sink unit with mixer tap and drainer. There are a range of integrated appliances and these include a four ring ceramic hob, oven, extractor, fridge/freezer, dishwasher plus space for a washing machine. The sitting/dining room has French doors to the garden, a deep and an under stairs storage cupboard.

Upstairs, off the half galleried landing are two double bedrooms and a family bathroom.

Outside there is an expansive lawned front garden, block paved off road for one vehicle and opposite are two visitor parking spaces. Gated access leads to the rear garden which has been designed with ease of maintenance in mind, laid mainly to paving and shingle with a bin and bike store and enclosed by fencing.

**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**

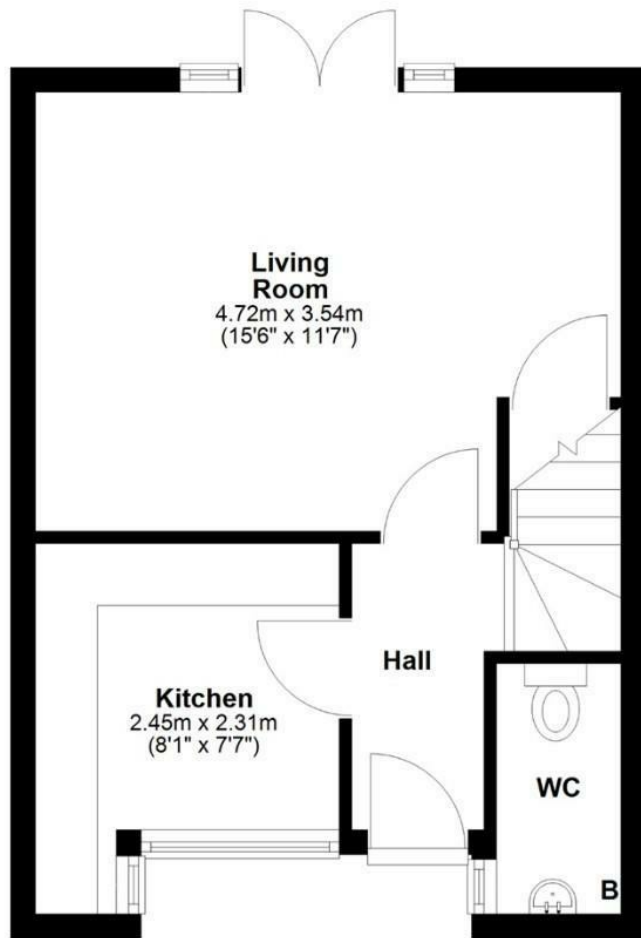
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris

**Agents Note**

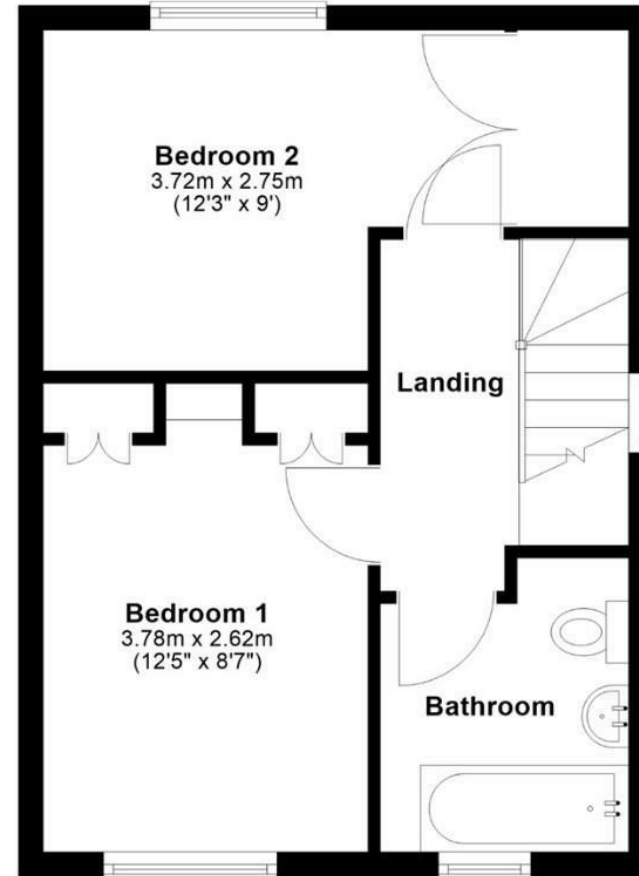
Managed shared areas - Estate grounds. £500 per annum (current estate budget for the year)



## Ground Floor



## First Floor



Approx. gross internal floor area 61 sqm (650 sqft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C		77	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

