





Courtyards
Cambridge
CB22 5ER

Offers in Excess of £
659,000.00

bettermove

Courtyards - Cambridge

Bettermove are proud to present this 4 bedroom detached house in Little Shelford.

The property benefits from double glazing, and gas central heating throughout, with off street parking available via two en bloc single garages.

The council tax band is E.

This is a Share of Freehold property with 939 years remaining on the lease; the service charge is £695.00 per annum.

The interior of this beautifully presented detached property comprises a spacious open-plan living and dining area with vaulted ceilings, large picture windows and a feature fireplace, alongside a fitted kitchen with solid wood worktops. The property also benefits from a mezzanine level, currently utilised as a home office, with access to a balcony. The accommodation further consists of four generously sized bedrooms, a family bathroom and a separate WC. The exterior boasts a private wrap-around garden with lawned areas, mature trees, established borders and a secluded patio, perfect for enjoying the summer months.

Located in the picturesque village of Little Shelford, approximately five miles south of Cambridge, the property is close to a range of local amenities, including shops, supermarkets, restaurants and pubs in nearby Great Shelford. Excellent transport connections can be found from Great Shelford railway station, Cambridge railway station and the M11 motorway, providing convenient access to Cambridge, London and surrounding areas.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.

BEDROOMS	BATHROOMS	RECEPTIONS	TENURE
4	2	2	Share of Freehold

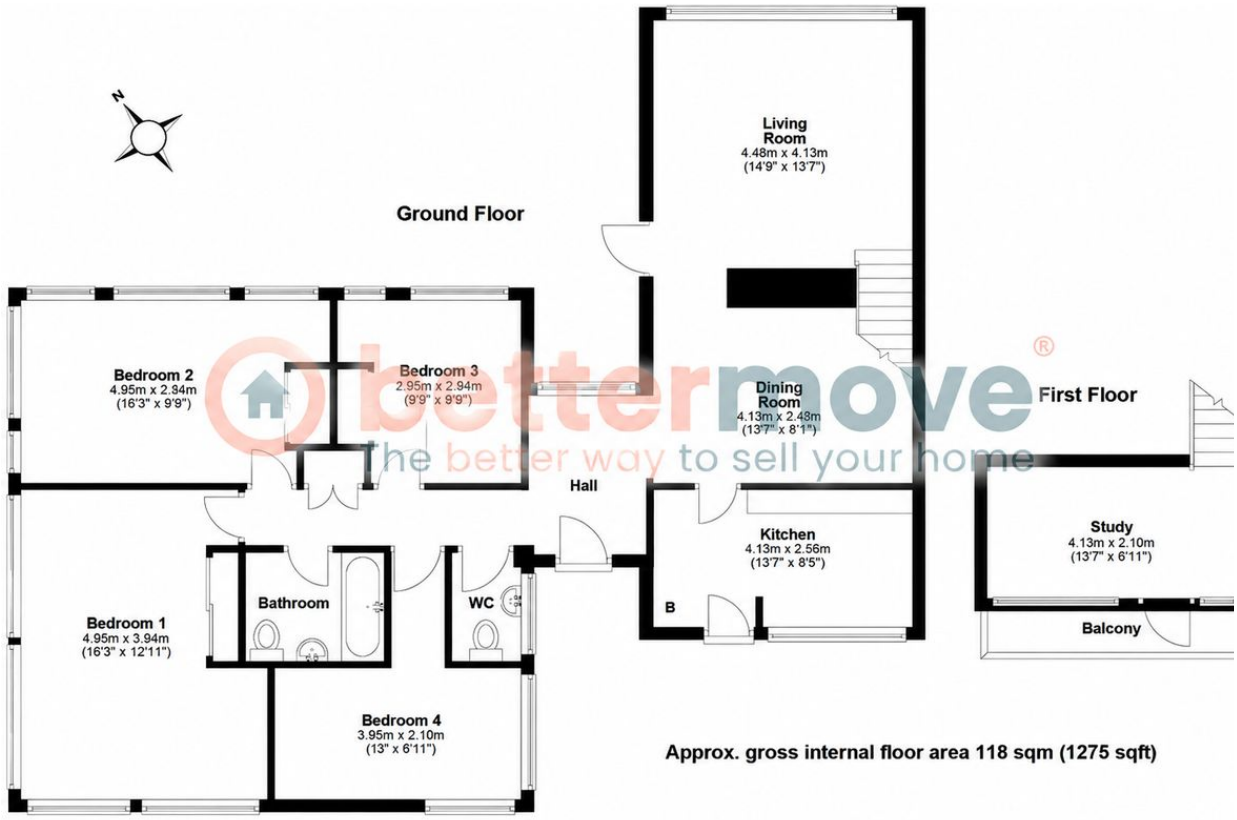








Floor Plan



bettermove®
The better way to sell your home

Energy Efficiency Rating	Current	Potential
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		67
(39 to 54) E		
(21 to 38) F	37	
(1 to 20) G		

Environmental Impact Rating	Current	Potential
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		67
(39 to 54) E	42	
(21 to 38) F		
(1 to 20) G		







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