



31 Shirley Close
Cambridge, CB24 6BG

£1,650 Per month



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- Easy access to the Science Park
- Easy access to the A10 and A14
- Ideal family home
- Recently refurbished

This 3-bedroom family end terraced home is situated with access to the Science Park, A10 and A14. With access to local village amenities and easy access to the City centre.

Upon entry, the property welcomes you with a convenient downstairs WC, fitted with a toilet and basin. The bright and spacious living area benefits from abundant natural light, enhanced by a charming bay window overlooking the front aspect and communal gardens. This inviting space also features original flooring and an attractive electric feature fireplace.

The layout flows seamlessly into a separate dining area, offering a distinctive character with a traditional serving hatch connecting to the kitchen, as well as double uPVC doors opening onto the private rear garden, ideal for indoor-outdoor living.

The kitchen is well-equipped with a freestanding fridge/freezer, electric oven, washing machine, and integrated dishwasher. It also provides ample storage,





complemented by a generously sized understairs pantry. A side door offers convenient access to both the garden and the front of the property.

Upstairs, the property comprises a modern family bathroom, complete with a walk-in shower, basin, toilet, heated towel rail, and a useful airing cupboard. The principal bedroom overlooks the rear garden and benefits from built-in storage. Adjacent is a well-proportioned second bedroom overlooking the front aspect, along with a third single bedroom, also featuring built-in storage.

Externally, the property boasts a private rear garden, accessed via gated side entry. The outdoor space begins with a patio area, leading onto a well-maintained lawn, perfect for relaxing or entertaining. There is also direct access to the property's garage from the garden. The quiet residential street further benefits from ample unrestricted on-street parking.

Council Tax: C

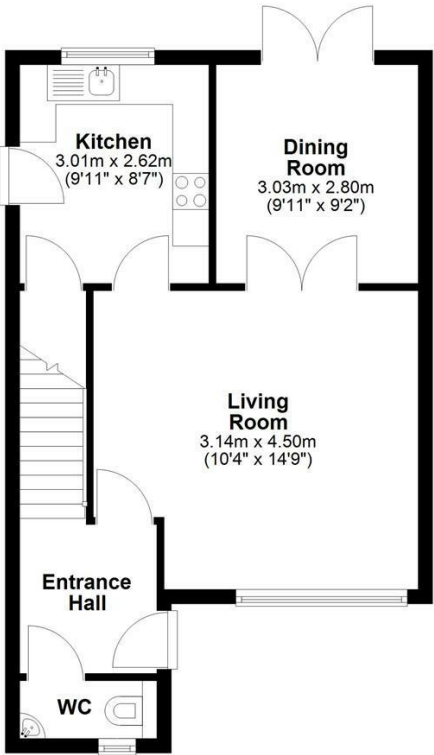
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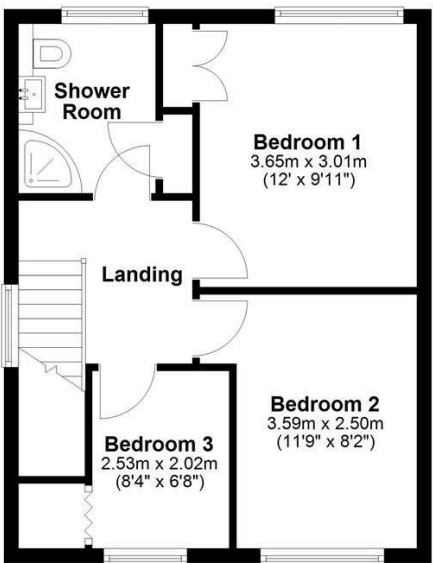
Ground Floor

Approx. 44.0 sq. metres (473.1 sq. feet)



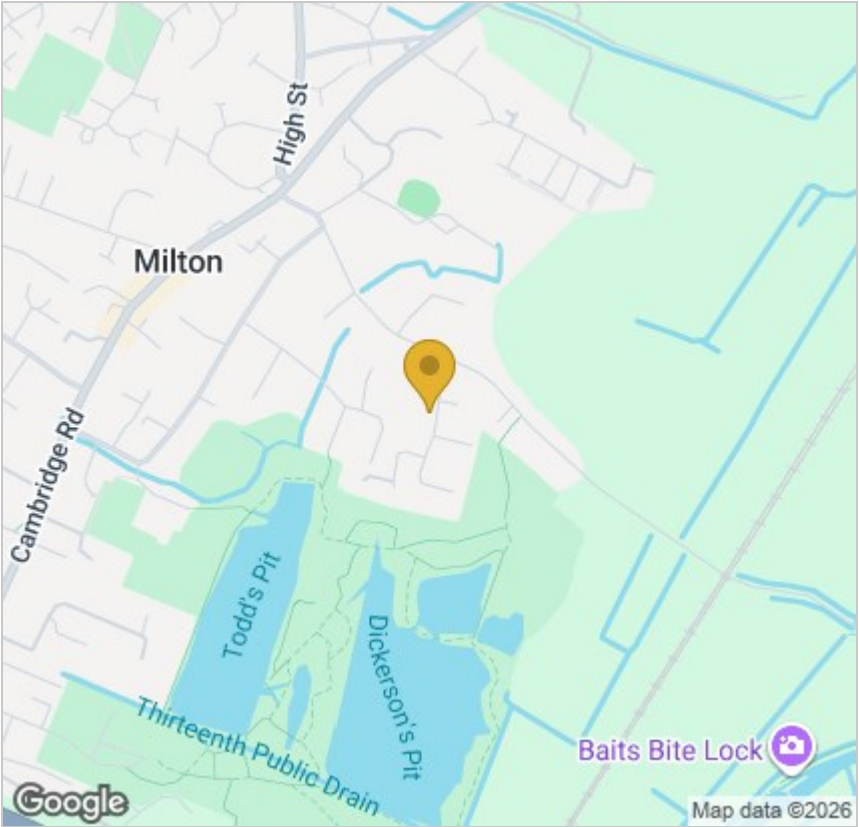
First Floor

Approx. 40.7 sq. metres (438.6 sq. feet)

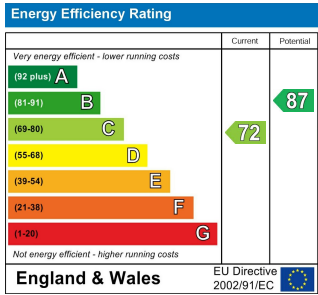


Total area: approx. 84.7 sq. metres (911.7 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure:
Council tax band: C

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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