



Bush & Co.



147 Macaulay Square, Great Shelford, CB22 5AG

Guide Price £415,000 Freehold



Great Shelford is a tremendously popular village located on the southern fringe of the city of Cambridge. The property is just 0.5 miles from the mainline railway station with regular trains to London Liverpool Street. The village High Street with its many shops and facilities is also just a short walk and The Addenbrookes Hospital Biomedical Campus is around 2.5 miles away.

The property is a traditional brick built terraced house offering well proportioned accommodation and a particularly generous garden. There is double glazing, electric heating and a long front garden with off street parking.

The entrance door leads to a hallway with stairs to the first floor and door to the sitting room which has a gas fire and window overlooking the garden. The kitchen/dining room comprises a range of wall and base units and work surfaces with ample room for a table and chairs. A door leads to a lobby which has a large built in cupboard, a downstairs cloakroom with w.c and a door to the utility/store which offers access to the garden.

The first floor landing has a window and loft hatch. There are two generous double bedrooms at the back, quietly positioned overlooking the garden, in addition to a single bedroom at the front and a three piece shower room with airing cupboard.

Outside - The property sits behind a long front garden with driveway parking available. The fabulous enclosed lawned rear garden extends to around 100 ft in length with a south westerly facing orientation, two large sheds and a side access gate.



Exceptional service in Cambridge and the surrounding villages

Bush & Co is a leading independent estate agency that takes pride in providing the friendly, professional advice you would expect from a long established company combined with the dynamic efficiency of a contemporary, progressive practice.

At Bush & Co we value your custom as highly as we value our own integrity and reputation. Please contact us for a confidential discussion and impartial advice on how we can deliver a truly bespoke service which we are sure will exceed your expectations.

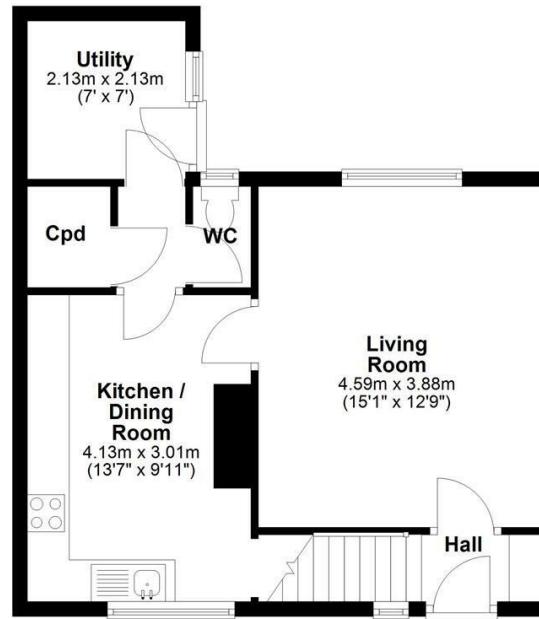
- * Honest valuations with a true market assessment
- * Bespoke individual marketing
- * Premium and feature listing status
- * Dedicated sales progression
- * Social media campaigns
- * Professional quality photography
- * Media tours

Contact us for a free valuation of your property
01223 246262
sales@bushandco.co.uk

Established. Independent. Passionate

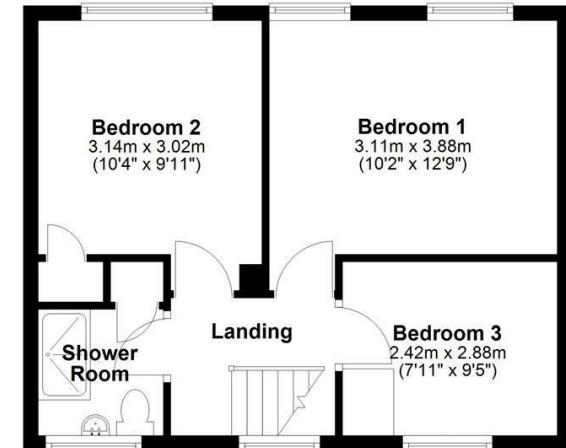
Ground Floor

Approx. 43.8 sq. metres (471.5 sq. feet)



First Floor

Approx. 39.5 sq. metres (425.1 sq. feet)



Total area: approx. 83.3 sq. metres (896.6 sq. feet)

Drawings are for guidance only.
Plan produced using PlanUp.

Further Information

Tenure - Freehold

Council Tax - Band C

Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By Appointment

169 Mill Road
Cambridge
Cambridgeshire
CB1 3AN
www.bushandco.co.uk

