



Bush & Co.



9 Macaulay Avenue, Great Shelford, CB22 5AE

Guide Price £425,000 Freehold



Energy Rating Band D

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 away and The Addenbrookes Hospital Biomedical Campus is around 2.5 miles away.

The accommodation comprises, UPVC double glazed front door to entrance hall with stairs to first floor. Sitting/ dining room featuring a fireplace with wood surround, dado rail, patio doors to rear garden and radiator. Kitchen with a sink unit, range of wall and base units, gas hob and oven, door to rear garden.

First floor landing leads to the 3 bedrooms and family bathroom. Bathroom with panel bath and shower over, hand wash basin, WC and radiator.

Outside is a front garden with off street parking and side access to the rear garden. The rear garden is south facing with a paved terrace, shrubs, shed and greenhouse.

Tenure: Freehold.

Services: Mains water, drainage, gas, drainage and electricity.

Council Tax: A

Agents note: The house is non-traditional construction and benefits from a PRC certificate.



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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.

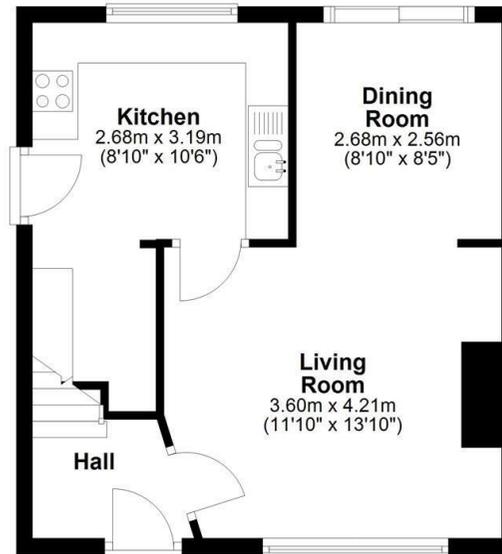
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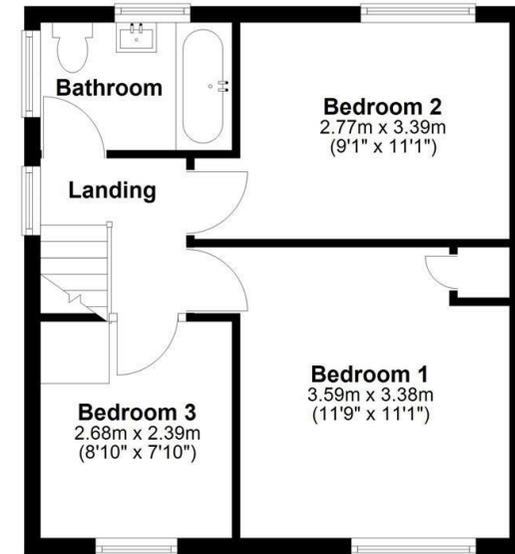
Ground Floor

Approx. 38.2 sq. metres (411.2 sq. feet)



First Floor

Approx. 38.0 sq. metres (408.5 sq. feet)



Total area: approx. 76.1 sq. metres (819.7 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Further Information

Tenure - Freehold

Council Tax - Band A

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

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