

25 Bury Road, Stapleford, Cambridge, CB22 5BP

Guide Price £425,000 Freehold

REDMAYNE ARNOLD & HARRIS

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AN ESTABLISHED SEMI-DETACHED HOUSE OFFERING BRIGHT AND SPACIOUS ACCOMMODATION WITH GREAT POTENTIAL FOR EXPANSION (STPC) AND MODERNISATION WITH AMPLE PARKING AND A LARGE MATURE GARDEN.

- Semi-detached house
- 1000 sqft/93 sqm
- Gas fired central heating to radiators
- Generous kitchen/breakfast room
- Council tax band-D
- 3 double bedrooms, 2 bathrooms
- 0.15 acre plot
- Ample parking
- EPC-D/66
- Chain free

The property enjoys a fine non-estate position, set back from the road and just a short walk from the village primary school, village amenities and main line train station. The property affords enormous potential for expansion and refurbishment plus there is a generous driveway which could easily accommodate a garage (subject to planning consents) and a large private rear garden.

The accommodation comprises a uPVC front door to a dual aspect sitting room with feature open fireplace with stone surround and tiled hearth, a door to the stairway for the first floor accommodation and a generous understairs storage cupboard. The kitchen is also dual aspect with a door to the garden and is fitted with a range of base level storage cupboards, ample fitted working surfaces with inset single sink unit with double drainer, gas cooker point, larder cupboard, space for fridge/freezer and dishwasher. The inner hallway has plumbing and space for a washing machine and off, of which, is a bathroom and a separate WC.

Upstairs, off the split level landing are three double bedrooms, two of which have fitted wardrobe cupboards and a family shower room.

Outside, there is a generous gravelled driveway which could easily accommodate six vehicles. Gated access leads to the rear garden which is laid mainly to lawn with flower and shrub border, a patio area, vegetable and herb garden, two timber sheds, a summerhouse and all is enclosed by fencing.

Location
Stapleford is a lovely village lying just 4 miles south of Cambridge. It has an excellent primary school less than 5 minute walk away, which feeds Sawston Village College (2 miles) and a recreation ground with tennis courts and a children's playground. There are two pubs, a small supermarket, petrol filling station, hairdresser, beauty salon and barber. Stapleford Granary Arts Centre and Café is 5min walk with various music, art and events throughout the year. At the northern edge of the village you'll find the award winning Gog Farm shop and café, which leads on to Wandlebury Country Park and the Gog Magog Downs National Trust where excellent walks are available. Further facilities including a GP surgery and dentist can be found in neighbouring Great Shelford.

The village is easily accessible either by bus, train, bike or car with Great Shelford train station being just a few minutes' walk away, connecting into Cambridge, Cambridge North (for the Science Park) and London Liverpool Street. The new Cambridge South station will be an additional stop from Great Shelford, providing a quick commute into Addenbrooke's Hospital/Biomedical Campus. The village is excellent for access to the M11 (Junctions 10 or 11) and Stansted Airport is only 30 minutes away.

Tenure
Freehold

Services
Mains services connected include: gas, electricity, water and mains drainage.

Statutory Authorities
South Cambridgeshire District Council
Council tax band-D

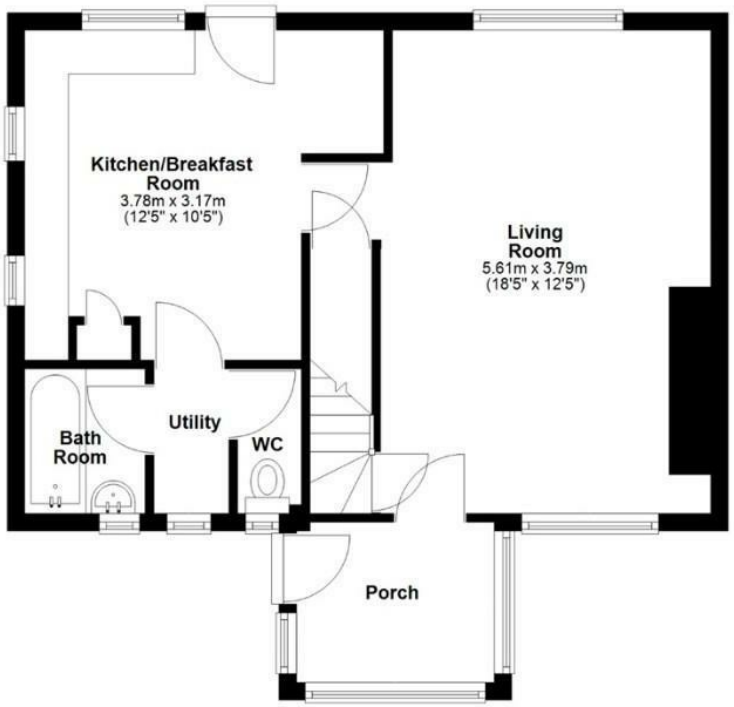
Fixtures and Fittings
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

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

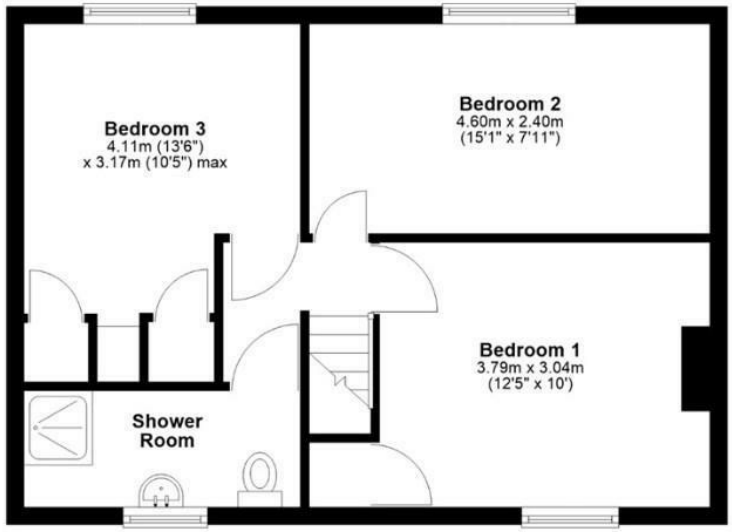




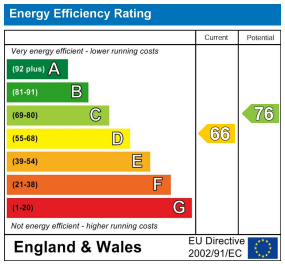
Ground Floor



First Floor



Approx. gross internal floor area 93 sqm (1000 sqft)



These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.











