



21 Old School Court, Great Shelford, Cambridge, CB22 5FF
Guide Price £575,000 Freehold



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A MODERN WELL PROPORTIONED TWO BEDROOM TERRACED HOUSE, FORMING PART OF THIS AWARD -WINNING AND EXCLUSIVE OVER 55'S COMMUNITY LOCATED RIGHT IN THE HEART OF GREAT SHELFORD.

- Terraced house
- 2 beds, 1 bath, 2 receipts
- Gas fired central heating to radiators
- Allocated parking
- Council tax band - C
- 1200 Sqft / 111 Sqm
- 0.04 acres
- Constructed in 2011
- EPC - C / 79
- Chain free

Number 21 was constructed by the highly reputable and award winning Hill Partnership. This wonderful development was constructed in 2011 to the highest possible standards and located in the heart of Great Shelford with the village amenities all on the doorstep.

The accommodation comprises a welcoming reception with karndean flooring, stairs to first floor accommodation and a cloakroom/WC just off. The kitchen is fitted with attractive cabinetry, ample sile stone working surfaces with inset one and a half sink unit with mixer tap and bevel drainer and a range of Siemens appliances including ceramic hob, double oven, fridge/freezer, dishwasher and washing machine plus a wall mounted gas fired central heating boiler.

The sitting/dining room is a generously proportioned room with French doors to a large conservatory extension which in turn enjoys views and access to the garden. Upstairs, there are two double bedrooms, both with fitted wardrobe cupboards and a family bathroom boasting both panel bath and shower cubicle. Outside, allocated parking for one vehicle plus visitor parking. The rear garden is laid mainly to lawn with a paved patio ,raised flower and shrub beds, gated rear access and all is enclosed by fencing enjoying good levels of privacy.

Location

Great Shelford is a sought-after village just to the south-east of the city, with an excellent range of facilities including primary school, health centre, recreation ground, library, church and a range of shops including supermarket, bakery, chemist and butcher.

The M11, Shelford railway station and Addenbrooke's / Biomedical Campus are easily accessible.

Tenure

Freehold

Services

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

Statutory Authorities

South Cambridgeshire District Council
Council tax band - C

Fixtures and Fittings

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

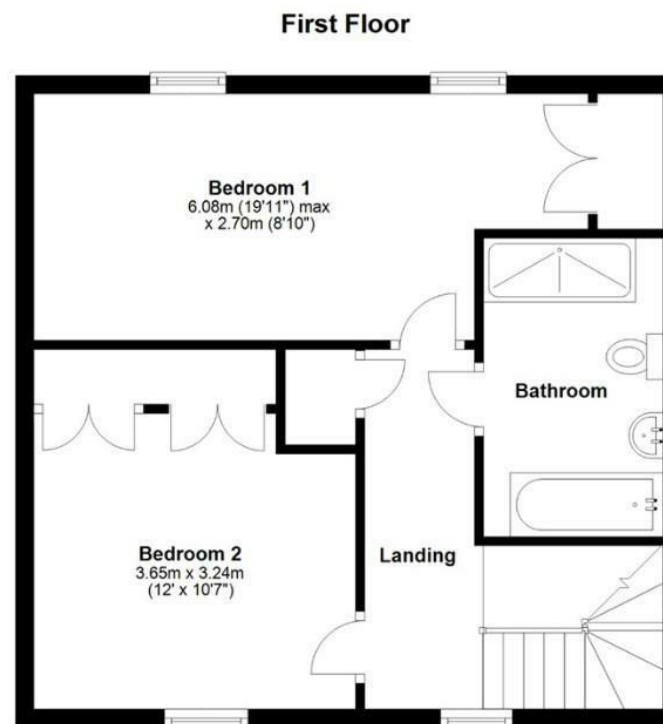
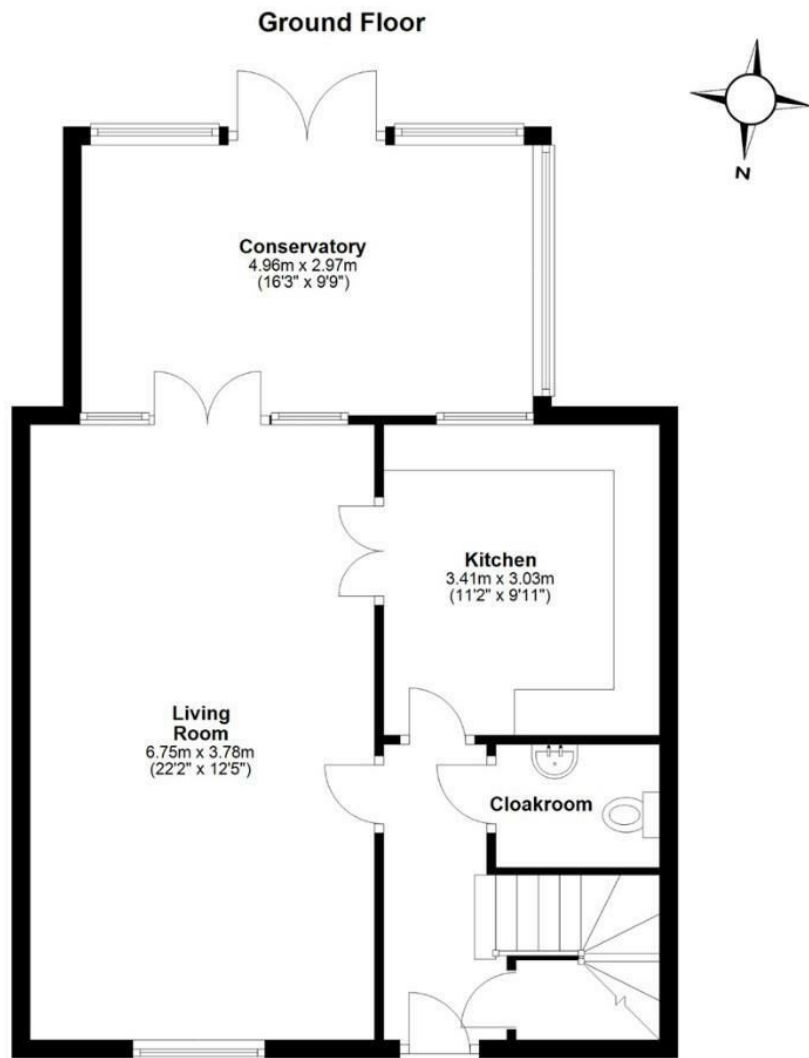
Viewing

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

Agents Note

Service charge of £630.50 per annum





Approx. gross internal floor area 111 sqm (1200 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.

