



3 Grain Close, Great Shelford, Cambridge, CB22 5AR  
Guide Price £375,000 Freehold



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01223 800860

**AN ESTABLISHED TERRACED HOUSE, EXTENDED WITH SPACIOUS  
ACCOMMODATION, SET WITHIN A WALLED GARDEN WITH OFF-ROAD PARKING  
AND CONVENIENTLY PLACED FOR THE VILLAGE AMENITIES AND MAIN LINE  
TRAIN STATION.**

- Extended three bedroom terraced house
- 1 reception room, 1 bathroom
- Gas fired central heating to radiators
- EPC-C/70
- Chain free
- 925 Sqft/86 Sqm
- 0.04 acres
- Off road parking
- Council tax band - C

The property occupies a pleasant cul-de-sac position conveniently located for the village centre, main line train station, Addenbrookes plus a bicycle pathway that leads into the city centre. Over the years the property has been extended and offers spacious and well-planned accommodation with scope for further improvement and modernisation. The accommodation comprises an entrance porch which opens to a reception hall, stairs to first floor accommodation, plus a number of fitted storage cupboards. The kitchen is fitted with base level and wall mounted storage cupboards, ample fitted working surfaces with inset single sink unit with mixer tap and drainer, four ring gas hob, double oven, extractor, space for an under-worktop fridge or freezer, washing machine and dishwasher. The sitting/dining room is a generous family space with patio doors to the garden.

Upstairs, there are three bedrooms, a re-fitted shower room and a separate WC.

Outside, there is a low maintenance front garden laid mainly to pavior with off road parking for one to two vehicles, timber shed and a brick built shed. The rear garden is laid mainly to lawn with flower and shrub borders and beds, paved patio, gated rear access and all is enclosed by walling and 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**

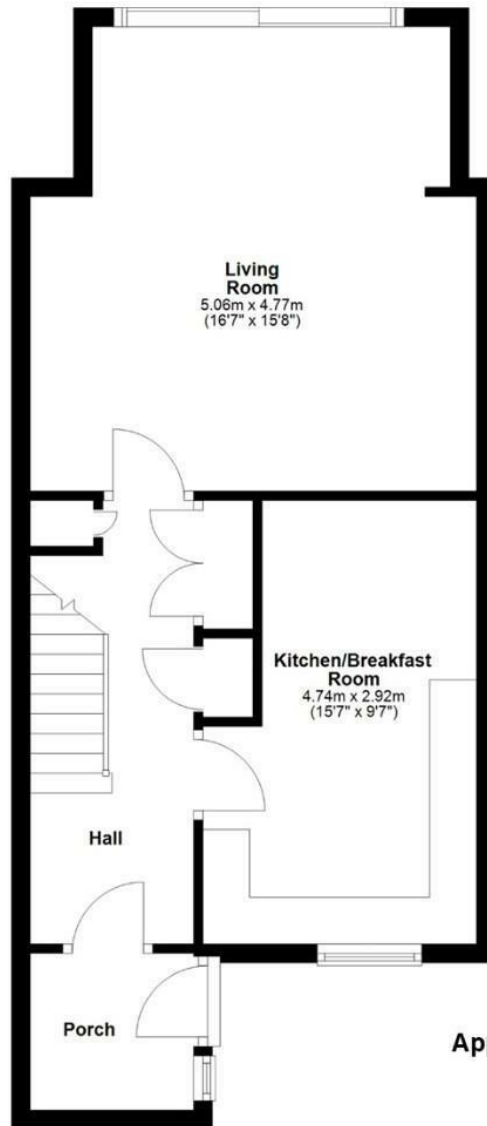
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

**Viewing**

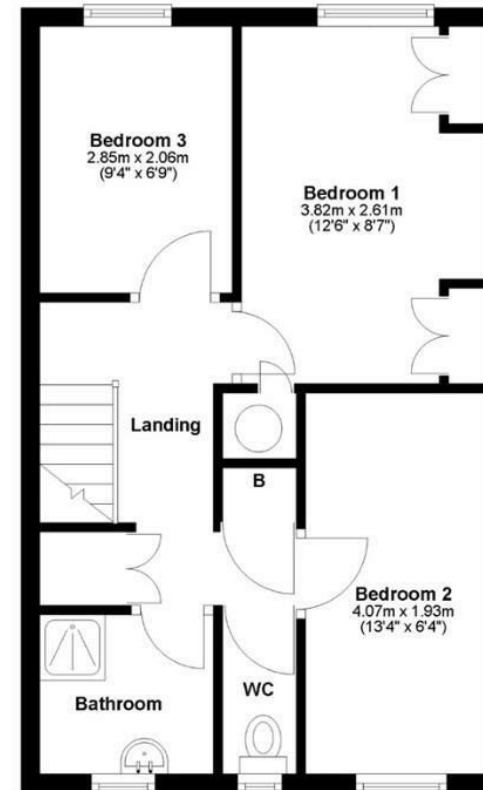
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris



## Ground Floor



## First Floor



Approx. gross internal floor area 86 sqm (925 sqft)

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| <b>England &amp; Wales</b>                  | 70      | 77        |
| EU Directive 2002/91/EC                     |         |           |

