



16 Peacocks, Great Shelford, Cambridge, CB22 5AT
Guide Price £425,000 Freehold



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A MUCH IMPROVED TWO BEDROOM TERRACED BUNGALOW, SET WITHIN THIS TRANQUIL RETIREMENT DEVELOPMENT WITH WARDEN ASSISTANCE ON SITE AND LOCATED JUST A SHORT WALK FROM THE CENTRE OF GREAT SHELFORD.

- 2 bedroom terraced bungalow
- 1 bathroom, 1 reception room
- Updated and improved
- Allocated parking
- 24 hour emergency call system
- 650 sqft/60 sqm
- Gas fired central heating to radiators
- Built in the 1980s
- Warden assistance on site
- Chain free

The property occupies a peaceful traffic-free position, set within mature and private gardens and grounds, just a short walk from Great Shelford's thriving village centre and the main line train station. The property has periodically been updated over the last ten years including kitchen, bathroom and heating system.

The accommodation comprises a welcoming reception hall with fitted coat/storage cupboard which also houses a wall mounted gas fired combination boiler. There are two double bedrooms, both with fitted wardrobe cupboards and a shower room, comprising a low level WC, pedestal wash hand basin and a tiled shower cubicle. The kitchen is fitted with attractive cabinetry, ample fitted working surfaces with inset one and a half sink unit with mixer tap and drainer, four ring ceramic hob, double oven, extractor, space for a fridge/freezer, washing machine and a slim line dishwasher. The sitting room boasts a feature electric fireplace with marble hearth with patio doors which lead to the small paved terraced garden.

Outside there is allocated parking and visitor parking. There is a small paved terrace which is accessed via the sitting/dining room with expansive mature communal gardens and grounds beyond with well stocked flower and shrub borders and beds and pathways leading to pleasant seating areas and all backing onto a horse paddock and the village recreation ground.

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 - D

Fixtures and Fittings

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

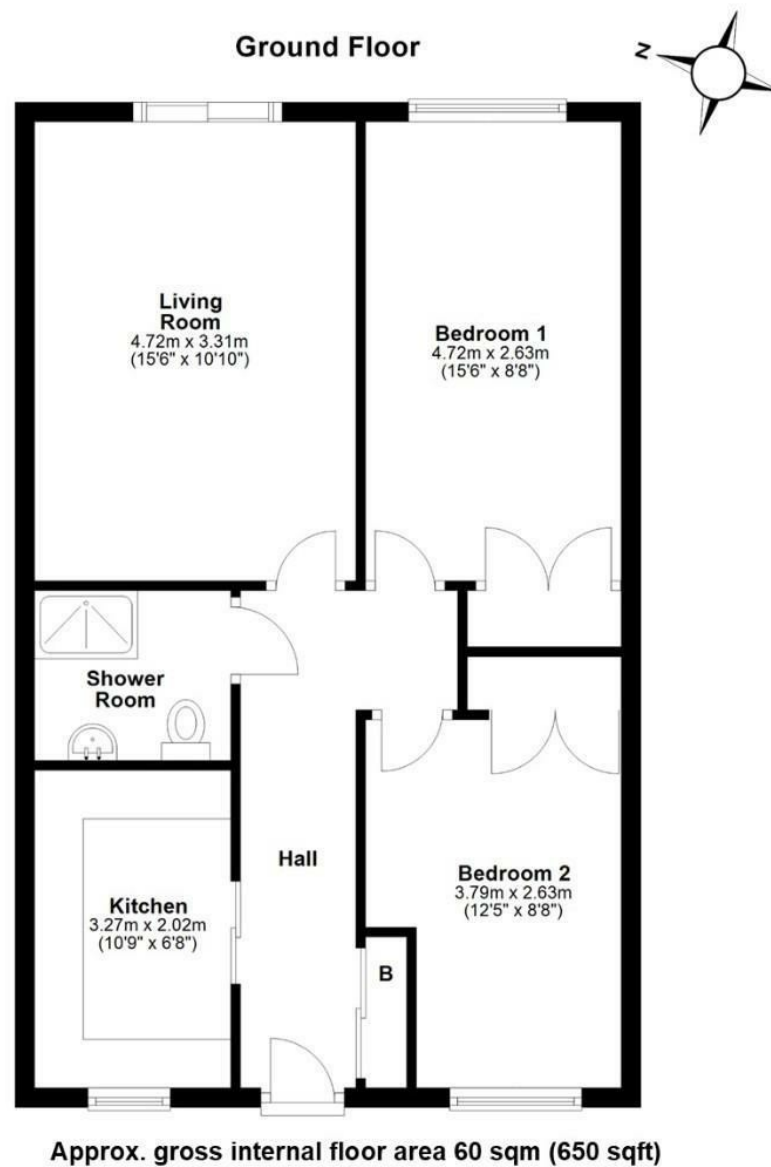
Viewing

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

Agents Note

Freehold property but there is an annual service charge of £3937.63 in 2025 - this includes building insurance, external maintenance, lighting, communal gardens and communal parking areas. More info is available on request.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	70	
(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.

