



6 Joscelynes, Stapleford, Cambridge, CB22 5EA
Guide Price £475,000 Freehold



rah.co.uk
01223 800860

**AN ESTABLISHED SEMI-DETACHED HOUSE OFFERING BRIGHT AND SPACIOUS
ACCOMMODATION WITH SCOPE FOR IMPROVEMENT AND MODERNISATION AND
LOCATED WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE.**

- 4 bedroom semi-detached house
- 1.5 baths, 2 reception rooms
- Plot size - 0.05 acres
- Off-road parking and garage
- EPC C / 69
- 1325 sqft / 123 sqm
- Built - 1970s
- Gas-fired heating to radiators
- Chain free
- Council tax band - D

The property occupies a tranquil cul-de-sac position just a short walk from the village primary school, village centre and the thriving Great Shelford centre. The property boasts spacious accommodation of approximately 1200 sqft with great potential for modernisation and improvement.

The accommodation comprises an entrance hall with a cloakroom w.c. just off. The sitting/dining room is a generous room with a gas fire with a stone surround and hearth and patio doors out to the conservatory, which in turn has French doors to the garden. The kitchen/breakfast room is fitted with base-level and wall-mounted storage cupboards, ample fitted working surfaces with an inset one and a half sink unit with a mixer tap and drainer, four-ring gas hob, double oven, extractor plus space for a fridge-freezer and dishwasher. Off the kitchen is a rear hallway, which has a door out to the garden plus plumbing for a washing machine and space for a tumble dryer.

From the inner hallway, stairs rise to the first floor accommodation where there are four bedrooms and a family bathroom.

Outside, a block-paved driveway provides off-road parking and leads to the garage with an up-and-over door, power and light connected. Gated side access leads to the rear garden, which has been designed with ease of maintenance in mind and laid mainly to paviour with well-stocked flower and shrub borders and beds and a selection of mature bushes, which allow the garden, good levels of privacy.

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 where excellent walks are available. Further facilities including a GP surgery and dentist can be found in neighbouring Great Shelford.

Access from this home is very convenient 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

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

Statutory Authorities

South Cambridgeshire District Council.
Council Tax Band - D

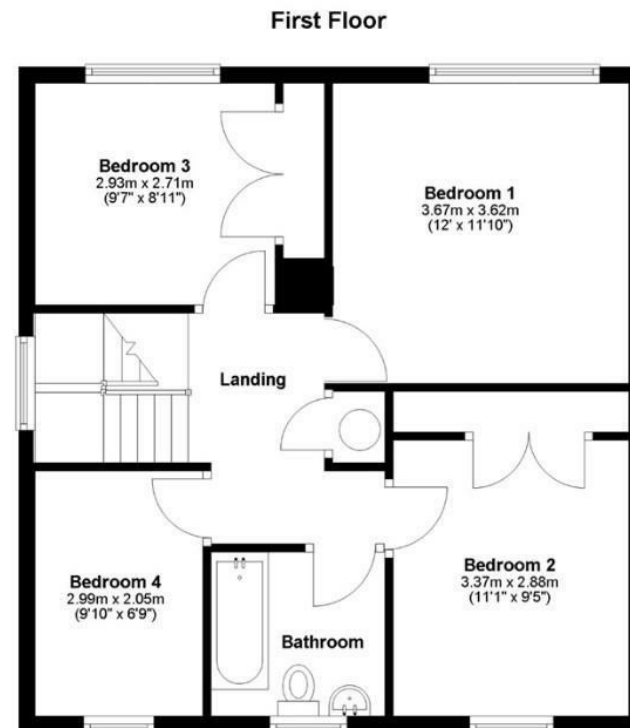
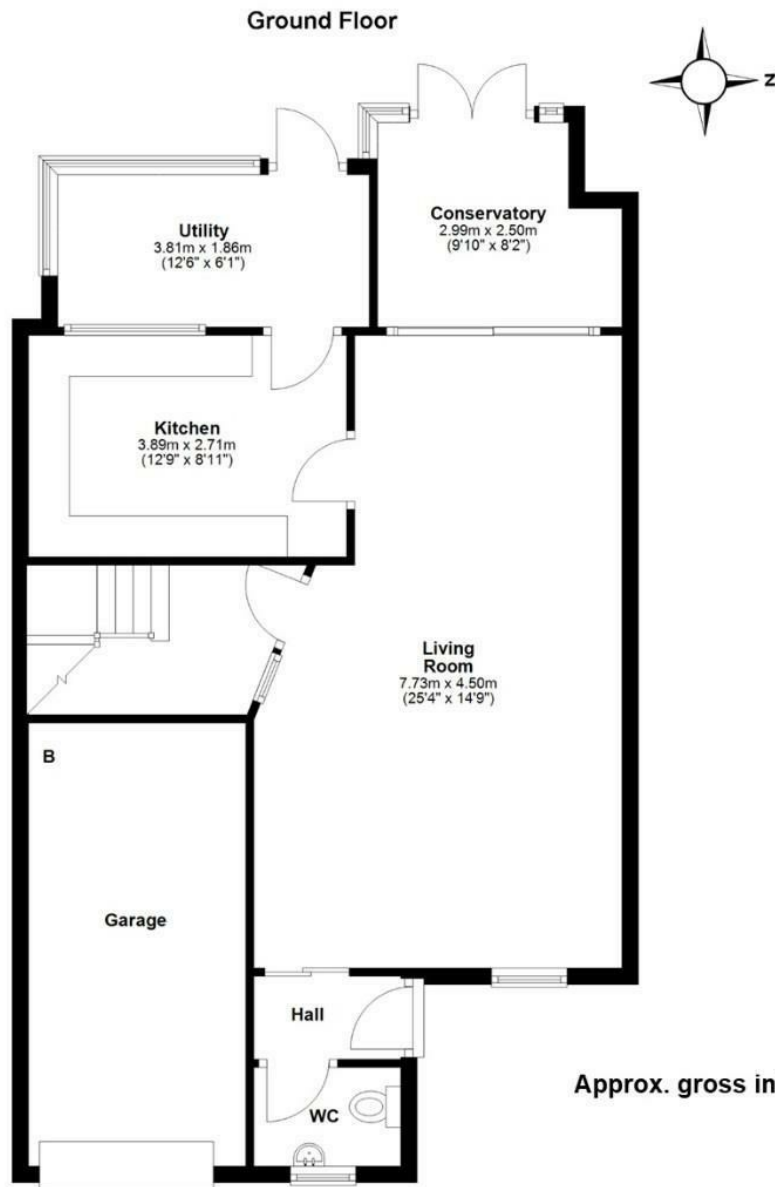
Fixtures and Fittings

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.





Approx. gross internal floor area 123 sqm (1325 sqft) excluding Garage

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	69	71
EU Directive 2002/91/EC		

