

69 Cambridge Road, Great Shelford, Cambridge, CB22 5JJ

Guide Price £575,000 Freehold

REDMAYNE ARNOLD & HARRIS

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AN ATTRACTIVE BAY-FRONTED SEMI-DETACHED HOUSE WITH GREAT SCOPE FOR EXPANSION AND MODERNISATION, SET WITHIN A LARGE, MATURE GARDEN BACKING ONTO FIELDS AND LOCATED WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE.

- 3 bedroom semi-detached house
- 0.12 acres
- Constructed in the 1930s
- Driveway parking
- Council tax band-D
- 950 sqft/88 sqm
- 2 reception rooms, 2 bathrooms
- Gas fired central heating to radiators
- EPC-E/54
- Scope for expansion (STPC)

The property occupies a fine non-estate position set back and screened from the road and so conveniently placed for the village centre, main line train station, Cambridge city centre and Addenbrookes medical campus. The property is set within a generous and mature plot with great potential for expansion, reconfiguration and modernisation and given many neighbouring properties have done just that, planning permission should be relatively straight-forward.

The accommodation comprises a spacious entrance hall with stairs to first floor accommodation and wood effect flooring. There are two reception rooms including a bay-fronted sitting room with feature fireplace and fitted book-shelving, plus a dining room with a door to the garden. The kitchen is fitted with a range of base level and wall mounted storage cupboards, fitted working surfaces with inset one and a half sink unit with mixer tap and drainer, gas cooker point, space for fridge and dishwasher, plus a larder cupboard and a door to a laundry room with a cloakroom/WC just off.

Upstairs there are three bedrooms and a family bathroom.

Outside, a large driveway provides parking for three to four vehicles. Side access leads to garage/garden store with up and over door, however there is no vehicular access to this facility. The rear garden is laid mainly to lawn with flower and shrub borders and beds, a wide and varied selection of mature trees and bushes, a summerhouse and views over fields to the rear.

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

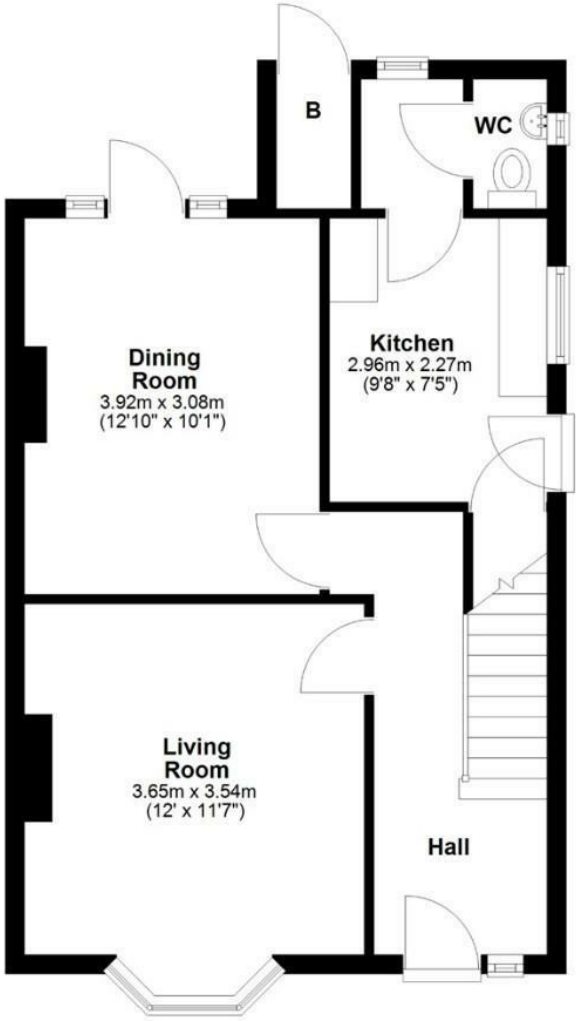
Fixtures and Fittings
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

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

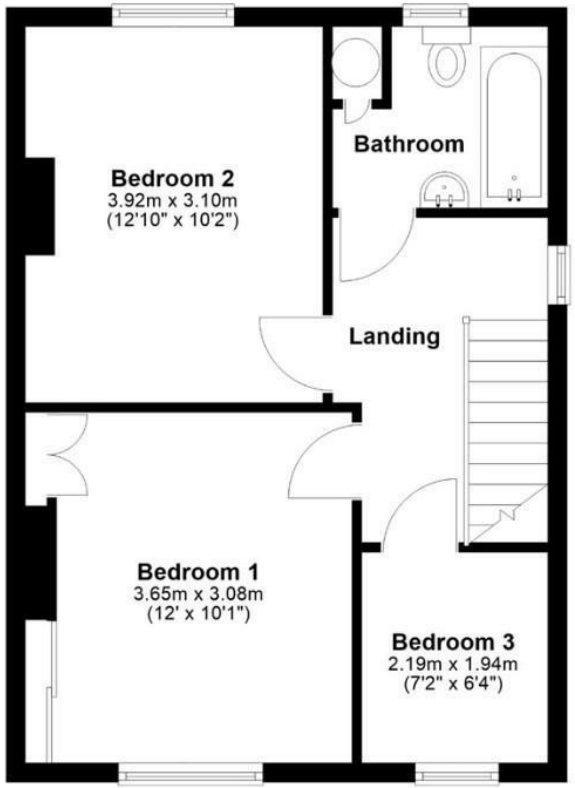




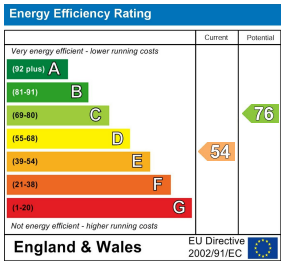
Ground Floor



First Floor



Approx. gross internal floor area 88 sqm (950 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.











