



15 Hinton Way, Great Shelford, Cambridge, CB22 5AX
Guide Price £395,000 Freehold



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01223 800860

A CHARMING MID-TERRACED, PERIOD COTTAGE RECENTLY IMPROVED INCLUDING A NEW GAS-FIRED BOILER WITH AN ENCLOSED REAR GARDEN AND LOCATED CLOSE TO THE CENTRE OF THIS HIGHLY SOUGHT-AFTER VILLAGE.

- 2 bedroom period cottage
- Well-equipped kitchen/dining room
- First floor bathroom
- Enclosed rear garden
- Close to main line station
- EPC - C / 74
- Chain free

This charming, terraced cottage enjoys a wonderful position just a short walk from the mainline train station and thriving village centre. The property has been successfully let for many years due mainly to it's condition, character, charm and location. The owners have periodically updated and improved the property, most recently fitting a new gas-fired central heating Baxi boiler.

The accommodation comprises a sitting room with original ornamental fireplace (not in use), fitted storage cupboards, wood-effect flooring and stairs to the first floor accommodation. The kitchen/dining room is fitted with a range of base level and wall-mounted storage cupboards, ample fitted working surfaces with an inset single sink unit and drainer, four-ring ceramic hob, oven, extractor, washing machine and fridge freezer all of which are included in the sale. Off the rear lobby, which has a door to the garden, is a cloakroom wc, which houses the wall-mounted, gas-fired boiler.

Upstairs, off the landing are two bedrooms and a bathroom.

Outside, the front garden is screened from the road by hedging and laid mainly to shingle. Please note that the neighbouring properties have created a driveway, but of course this would need planning consent. The rear garden is laid mainly to paviour and shingle and about 40ft in length with gated rear access. Please note that both neighbours have pedestrian access across the garden.

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

All mains services connected.

Statutory Authorities

South Cambridgeshire District Council.

Council Tax Band - B

Fixtures and Fittings

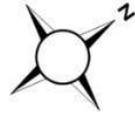
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

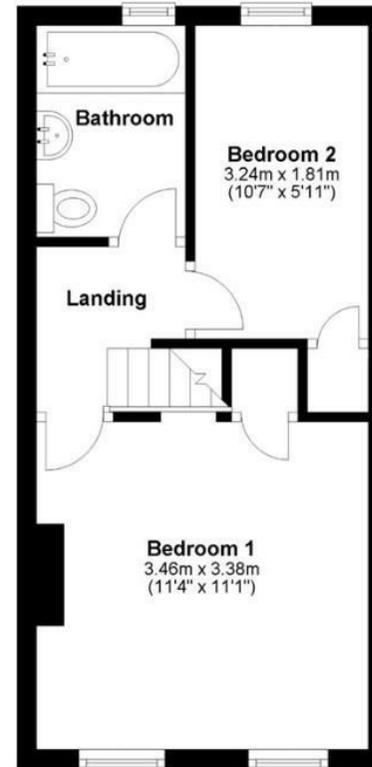
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



Ground Floor



First Floor



Approx. gross internal floor area 55 sqm (600 sqft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		74	
(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.

