



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



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**A MUCH IMPROVED END OF TERRACED RETIREMENT BUNGALOW WITH GARAGE,  
SET WITHIN A TRANQUIL WARDEN CONTROLLED RETIREMENT DEVELOPMENT,  
SET WITHIN MATURE GARDENS AND GROUNDS AND JUST A SHORT WALK  
FROM THE VILLAGE CENTRE.**

- 2 bedroom end of terrace bungalow
- 1 bathroom, 1 reception room
- Gas fired central heating to radiators
- Emergency call system
- EPC-C/71
- 650 sqft/60 sqm
- 1980's built
- Allocated parking and garage
- Warden assistance
- Council tax band-D

The property occupies a tranquil cul-de-sac position, nestled within beautiful and meticulously maintained grounds with paved walkways and seating areas. There is an on-site manager for any assistance during the week and of course the thriving village centre is just a short walk away. The property has been well-maintained and in recent times, the kitchen, bathroom and heating system have all been updated.

The accommodation comprises an entrance porch with integral cupboard, uPVC front door leading to the reception hall with fitted storage cupboards. The kitchen overlooks a pleasant seated area within the communal gardens and is fitted with a range of base level and wall mounted storage cupboards, ample fitted working surfaces with inset one and a half sink unit, mixer tap and drainer, four ring ceramic hob, oven and extractor, integrated slim-line dishwasher, space for a microwave, fridge/freezer and a washing machine. Furthermore there is a discreetly positioned Valiant wall mounted gas fired central heating boiler. The sitting/dining room is a generously proportioned space and looks down the main Peacocks thoroughfare.

There are two good-sized bedrooms, bedroom two has a door to the rear patio and off the inner hallway is a modern shower room.

Outside, there is allocated parking, guest parking and a garage nearby en bloc. The property has a small paved patio terrace (access via bedroom two), this overlooks the communal gardens which are laid mainly to lawn with flower and shrub borders and beds, a wide and varied selection of mature trees including fruit bearing trees. The gardens back onto the village recreation ground on one side and horse paddocks on the other.

#### **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**

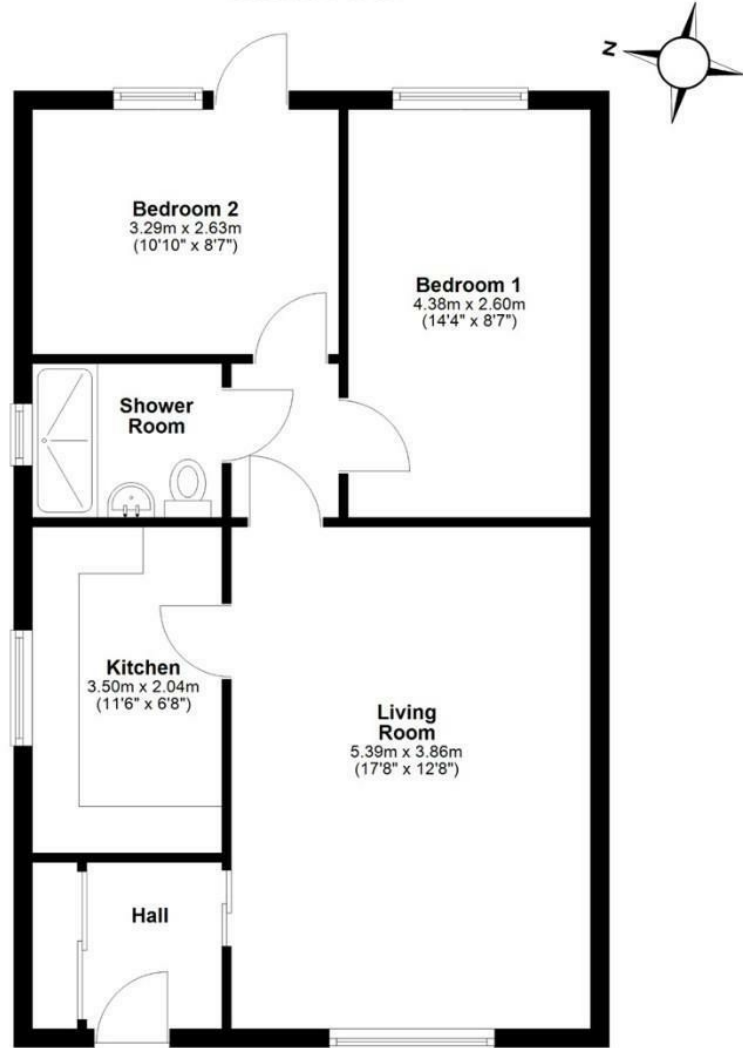
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris

#### **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.



### Ground Floor



Approx. gross internal floor 60 sqm (650 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>                            |  | 71                      | 79        |
| (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>                  |  | 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.

