



146 Shelford Road, Trumpington, Cambridge, CB2 9NE
Guide Price £795,000 Freehold



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AN ESTABLISHED AND SUBSTANTIALLY EXTENDED BAY FRONTED SEMI-DETACHED FAMILY HOME, PROVIDING ACCOMMODATION OVER THREE LEVELS, WITH THE ADDED BENEFIT OF NO ONWARD CHAIN, IDEALLY POSITIONED FOR ADDENBROOKES, CAMBRIDGE CITY CENTRE AND MAIN LINE TRAIN STATION.

- Semi-detached house
- 4 beds, 2 baths, 2 recepts
- Gas fired central heating to radiators
- EPC - C / 70
- 1725 Sqft / 160 Sqm
- Constructed in 1914
- Driveway parking
- Council tax band - D

146 Shelford Road was originally constructed in 1914, the current owners have transformed the property with a programme of expansion and renovation, to now provide accommodation of 1725 Sqft across three floors, set within a generous southwest facing plot, measuring circa 180 ft in length.

The accommodation comprises of a welcoming entrance hall, with stairs leading to the first floor, with under stairs storage. The bay windowed sitting room boasts a working fireplace with built in cabinetry either side, large shower room, fitted with a three-piece white suite and heated towel radiator, utility room with inset sink and space for white goods. The remaining accommodation on the ground floor is the vast and versatile open plan kitchen/dining/living room stretching to circa 40 ft in length. The majority of this space benefits from vaulted ceilings fitted with an array of Velux windows creating an extremely light and spacious family/entertaining space. This part of the property benefits from underfloor heating and bi fold doors leading to the garden, enabling you to extend the space outside. The kitchen is fitted with a range of base and eye level cabinetry, large island/breakfast bar fitted with an Italian marble work top, five ring gas hob, double ovens, integrated dishwasher and space for an American fridge-freezer.

The first floor comprises of three good size bedrooms and a family bathroom. Both bedrooms two and three being generous double rooms and bedroom two benefiting from built in wardrobes. The second floor, having been a converted loft space to create the principal room, boasts far reaching field views.

Outside, you have a large enclosed southwest facing garden measuring circa 180 x 20 ft, mostly laid to lawn, with patio area, gated side access and two generous outside stores. To the front you have a gravel drive way providing off street parking for two cars.

Location

Trumpington is an eagerly sought after residential area under two miles from Cambridge City centre. Approach to the city is fast and direct and includes a traffic-free cycle route alongside the guided busway. All usual facilities are readily available including excellent shopping, with Waitrose a short walk away and The Shelfords nearby. There are several good local schools and the property is ideally placed for access to the M11, Addenbrooke's Hospital, Cambridge Biomedical Campus, Cambridge City Centre and main train station. Most of the city's schools are also within easy reach.

Tenure

Freehold

Services

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

Statutory Authorities

Cambridge City 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







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	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.



