

20 Old School Court, Great Shelford, Cambridge, CB22 5FF

Guide Price £575,000 Freehold

REDMAYNE ARNOLD & HARRIS

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A SUPERB TWO-BEDROOM TERRACED HOUSE, IMMACULATELY PRESENTED THROUGHOUT, SITUATED IN THIS HIGHLY SOUGHT-AFTER EXECUTIVE STYLE RETIREMENT SCHEME AND LOCATED CENTRALLY IN THE VILLAGE OF GREAT SHELFORD.

• 2 double bedroom terraced house • 1075 sqft/100 sqm • Constructed in 2011 • Kitchen with Siemens appliances • Duravit sanitary ware • Gas fired central heating (underfloor heating to the ground floor) • Allocated parking and guest parking • EPC-C/ 78 • Council tax band-C • Chain free

The property was constructed in 2011 by the award winning Hill Residential. This highly acclaimed over 55s residential scheme comprises in total twenty-five flats and houses, all in a a secure development which occupies a superb, central position in the village. There is pedestrian access to Woollards Lane, the central thoroughfare of the village which offers an excellent range of amenities.

The accommodation comprises a welcoming reception hall with Karndean flooring and stairs rising to first floor accommodation with a cloakroom/WC just off. The kitchen is fitted with attractive modern cabinetry, ample Silestone working surfaces with inset one and a half sink unit with mixer tap and bevel drainer, plus a range of Siemens appliances. These include; a ceramic hob, double oven, (microwave combi oven) fridge/freezer, dishwasher and a washer/dryer. Plus there is a discreetly concealed wall mounted Valiant gas fired central heating boiler. The sitting/dining room is a generously proportioned room with fitted storage cupboard and French doors that lead to the garden room with ceramic tile flooring and French doors to the garden.

Upstairs off the landing are two double bedrooms, both with fitted wardrobe cupboards and a luxury bathroom which comprises a closed coupled WC, a wall mounted wash hand basin, a tiled shower cubicle plus a tiled panelled bath, heated towel rail and attractive wall and floor tiles.

Immediately outside the property is an allocated parking space for one vehicle with guest parking nearby. The rear garden has been designed with ease of maintenance in mind and is laid to paver with flower and shrub borders and beds, all is enclosed by fencing with gated rear access and enjoys excellent levels of privacy and seclusion.

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 drainage.

Statutory Authorities
South Cambridgeshire District Council
Council tax band-C

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
Annual Charge for Communal room and gardens - £644.15. Over 55s only

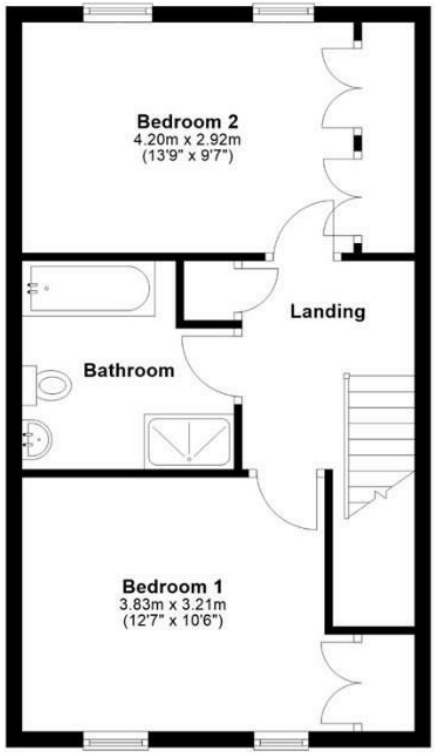




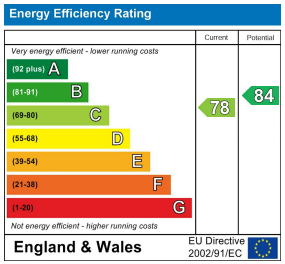
Ground Floor



First Floor



Approx. gross internal floor area 100 sqm (1075 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.











