



13 Poplar Close, Great Shelford, Cambridge, CB22 5LX
Guide Price £350,000 Freehold



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AN ESTABLISHED 2 BEDROOM, SEMI-DETACHED SINGLE STOREY RESIDENCE, WELL PRESENTED THROUGHOUT WITH OFF ROAD PARKING, GARAGE AND MATURE GARDEN, AND CLOSE TO THE CENTRE OF THE VILLAGE.

- 2 bedroomed, semi-detached bungalow
- Sitting / dining room with open fireplace
- Conservatory extension
- Well-equipped kitchen
- Gas-fired central heating, double glazing
- Off-road parking, garage and gardens
- Chain free

The property enjoys a tranquil cul-de-sac position just a short walk from the mainline station and thriving village centre. The current owner has taken great care to maintain the property and improve it, most notably replacing the heating system with a new gas-fired central heating system.

The accommodation comprises a spacious entrance hall with linen cupboard and roof space access (new gas boiler located in roof space). There are two double bedrooms and a remodelled shower room. The kitchen is fitted with base level and wall mounted storage cupboards, ample fitted working surfaces with an inset one and a half sink unit with mixer tap and drainer, electric cooker point, space for a fridge-freezer, space for a washing machine and a pantry cupboard. The sitting / dining room is a generously proportioned room with open fireplace and a door out to the conservatory extension, which in turn has French doors to the garden.

Outside, the property is set back from the road behind a lawned front garden. The driveway provides parking for two to three vehicles and leads to the garage with an up-and-over door. Gated access leads to the rear garden with shaped lawns, flower and shrub borders, specimen trees and bushes, fishpond, vegetable garden, timber shed and all enjoys good levels of privacy.

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 - D

Fixtures and Fittings

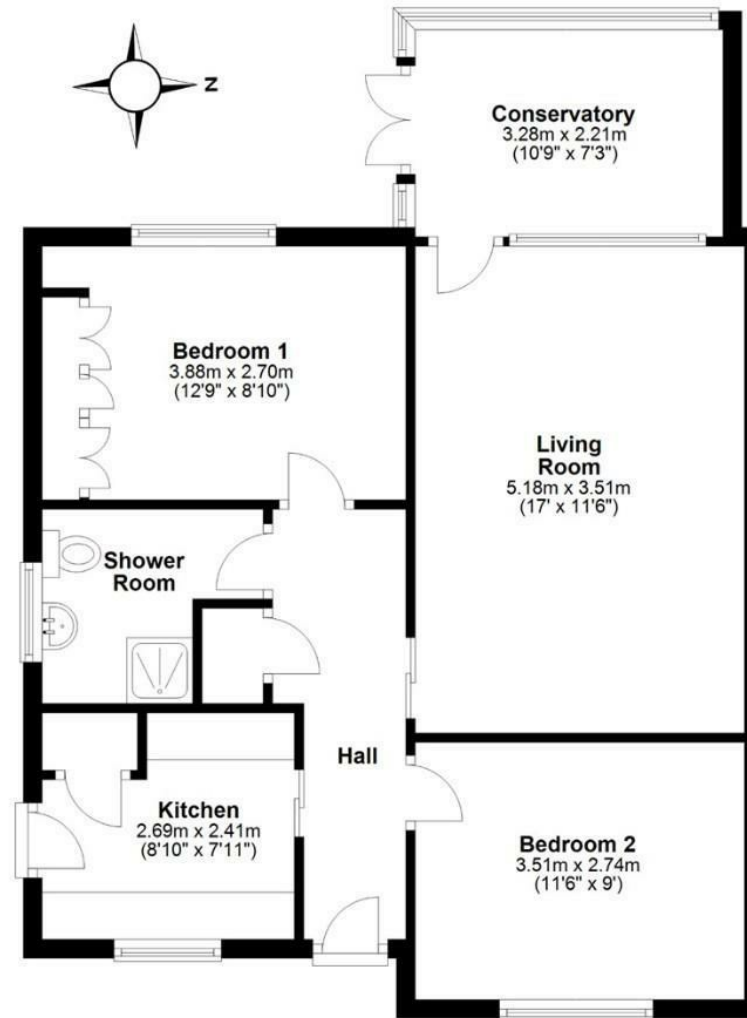
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

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



Ground Floor



Approx. gross internal floor area 65 sqm (700 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	71	
(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

