

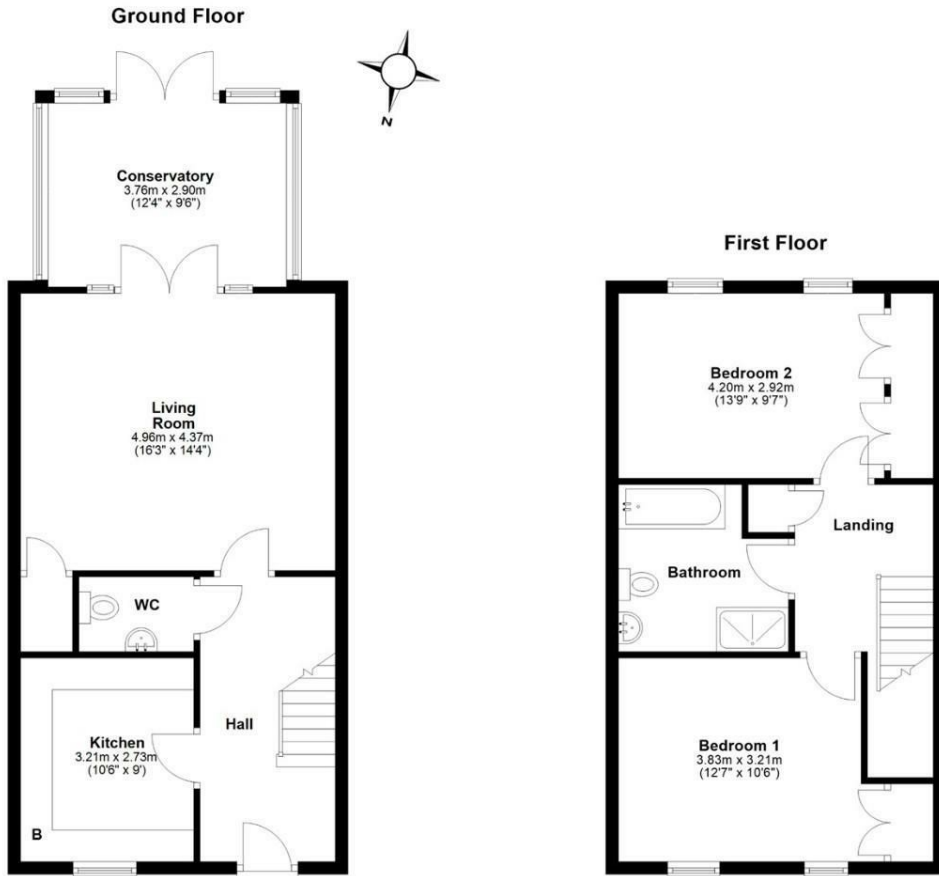


20 Old School Court, Great Shelford, Cambridge, CB22 5FF

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

£575,000



Approx. gross internal floor area 100 sqm (1075 sqft)

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	78	84

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		