



29 Abberley Wood, Great Shelford, Cambridge, CB22 5EF

Guide Price £395,000 Freehold



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**A MODERN, TWO BEDROOM SEMI -DETACHED RESIDENCE, IDEALLY LOCATED FOR ADDENBROOKES/BIOMEDICAL CAMPUS, DNA PATH AND GREAT SHELFORD TRAIN STATION IN THIS HIGHLY SOUGHT-AFTER VILLAGE.**

- Semi-detached house
- 2 beds, 1 bath, 2 receipts
- Allocated parking space
- EPC - C / 76
- 750 Sqft / 70 Sqm
- Built in 2009
- Gas fired central heating to radiators
- Council tax band - C

This nicely positioned semi-detached house forms part of a select development, built in 2009 and set in established well-maintained gardens. The property is situated half a mile from Woollards Lane and Shelford Station, as well as being adjacent to the DNA cycleway to Addenbrooke's Hospital and city centre.

The accommodation briefly comprises an entrance hall with space for coats and footwear, stairs leading to the first-floor and access to a useful cloakroom W.C. The kitchen has been fitted with a modern range of units; integrated appliances include a washing machine, fridge/freezer, single oven and electric hob with extractor over. There is a bright sitting/dining room with an under-stairs storage cupboard and double doors leading to a brick built conservatory with underfloor heating and opening out the private rear garden.

Upstairs are two double bedrooms, bedroom one includes built-in wardrobes. The bathroom has been fitted with a modern white three-piece suite including a shower over the bath, complemented by attractive part-tiled walls and inset spotlights.

Outside, the property is set back behind an open-plan front garden, stocked with an array of mature shrubs and hedgerows. There is allocated parking to the side of the property and a side gate leading to the south-west facing garden which offers a superb degree of privacy. The development has a children's play area and well-tended communal grounds.

**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.

**Services**

Mains services connected include: gas, electricity, water and mains 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**

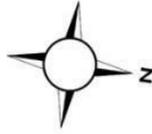
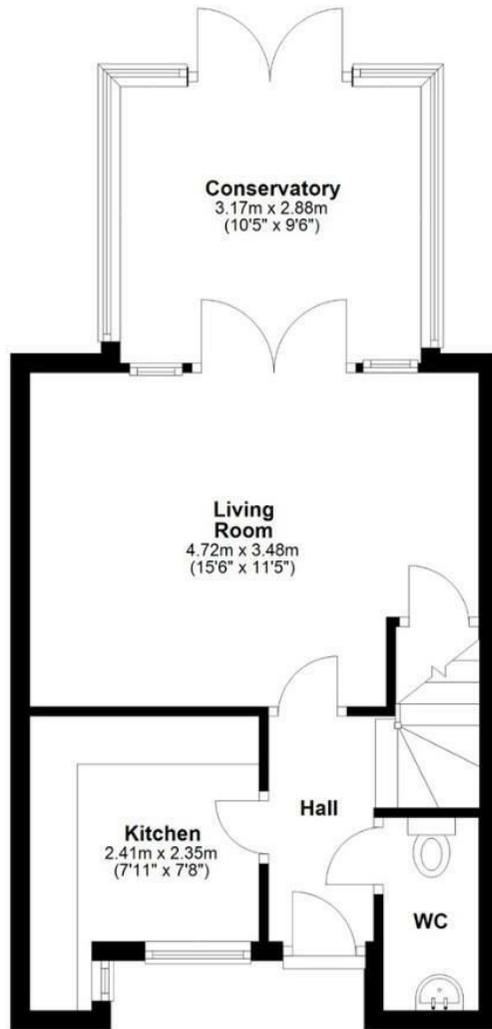
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris

**Agent note**

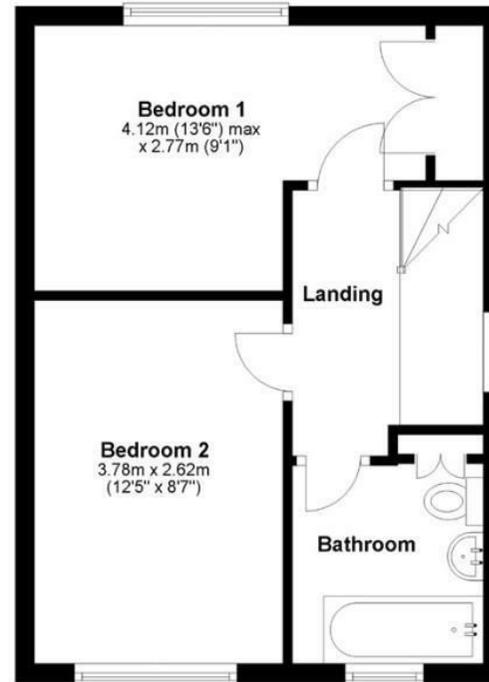
Green space on the development is a managed area. There is an annual charge of approximately £350 per annum



**Ground Floor**



**First Floor**



Approx. gross internal floor area 70 sqm (750 sqft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		91
(81-91)	B		
(69-80)	C	76	
(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.

