



88 High Street, Great Shelford, Cambridge, CB22 5EH
Offers Over £375,000 Freehold



rah.co.uk
01223 800860

A CHARMING PERIOD COTTAGE, FULLY RENOVATED AND BEAUTIFULLY PRESENTED, WITH ENCLOSED GARDEN AND LOCATED WITHIN THE HEART OF GREAT SHELFORD

- 2 bedroom mid terrace cottage
- Refitted kitchen with integral appliances
- Bespoke cabinetry throughout
- Ground floor underfloor heating
- Enclosed rear garden
- 550 sqft/50sqm
- EPC-D/62
- Council tax band-B
- Chain free

The property occupies a wonderfully convenient position right in the heart of Great Shelford's thriving village centre, and just a short walk from the mainline train station. This beautiful cottage makes up part of a terrace, which is somewhat of a village landmark and is instantly recognisable to people familiar with the village. The current owners have transformed the property with a program of sympathetic renovation, resulting in stylish and beautifully presented accommodation, and makes it an ideal purchase for a first time buyer or investment buyer as the property is ready to move straight in. The accommodation comprises a panelled front door opening to a bright and spacious sitting room with open fireplace and bespoke cabinetry/book shelving either side of the exposed chimney breast. The beautiful Mandarin Stone porcelain flooring has heating under and this extends to the dining area and refitted kitchen. The kitchen area is fitted with contemporary gloss fronted handle less cabinetry, ample working surfaces with inset single sink unit with mixer tap and drainer, and a range of integrated appliances including a Bosch induction hob, oven, extractor and dishwasher. A bespoke staircase rises to the first floor accommodation and within the recess under is further hand crafted cabinetry, which also includes an integral fridge/freezer. Off the rear lobby there is an area with plumbing for a washing machine and potentially space above for a tumble dryer, a door to the garden and a family bathroom beyond, where the gas fired central heating boiler is discretely positioned within a cupboard. Upstairs, off the landing there is roof space access and two bedrooms, including the main bedroom with a feature fireplace cavity. Outside, the rear garden is mainly laid to lawn with a patio area and timber shed. All is enclosed by fencing and walling and enjoys good levels of privacy.

Location

Great Shelford is a well regarded village just south of Cambridge, offering an excellent range of local amenities including shops, banks, building society, restaurants, bakers, delicatessen, library and butchers. There is also a sought after primary school, health centre, dentist and great sporting facilities within the recreation ground. The village is ideally placed for access to both Cambridge and London with excellent road connections, local bus services and a mainline railway station with trains from Cambridge to London Liverpool Street. Addenbrookes Hospital is only around 2 miles away and Cambridge City centre about 4 miles away.

Tenure

Freehold

Services

All mains services connected

Statutory Authorities

South Cambridgeshire District Council
Council Tax Band -

Fixtures and Fittings

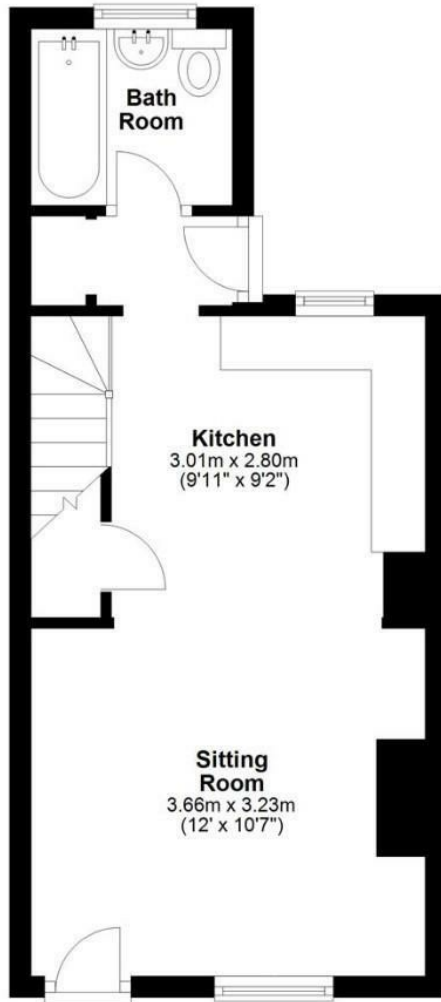
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

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



Ground Floor

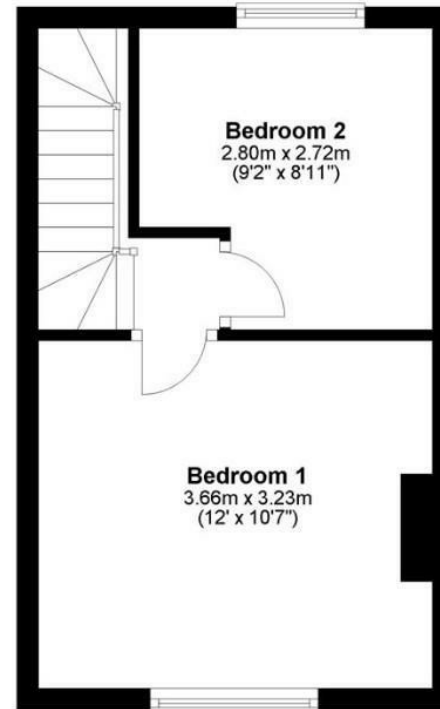


Kitchen
3.01m x 2.80m
(9'11" x 9'2")

Sitting Room
3.66m x 3.23m
(12' x 10'7")

Bath Room

First Floor



Bedroom 2
2.80m x 2.72m
(9'2" x 8'11")

Bedroom 1
3.66m x 3.23m
(12' x 10'7")

Approx. gross internal floor area 50 sqm (550 sqft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			85
(69-80) C			
(55-68) D		62	
(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.

