

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

Guide Price £575,000 Freehold

REDMAYNE ARNOLD & HARRIS

rah.co.uk

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A MODERN, WELL-PROPORTIONED TWO-BEDROOM TERRACED HOUSE, FORMING PART OF THIS AWARD-WINNING AND EXCLUSIVE OVER 55S COMMUNITY AND LOCATED IN THE HEART OF GREAT SHELFORD.

- Modern two-bedroom terraced house
- Constructed in 2011
- 1 bathroom, 1 reception room
- Allocated parking and visitor parking
- Council tax band-C
- 1125 sqft /104 sqm
- 0.04 acre plot
- Gas fired central heating to radiators (underfloor heating to the ground floor)
- EPC-C / 79
- Private rear garden

Number 22 was constructed by the highly reputable and award winning Hill partnership. This wonderful development was constructed in 2011 to the highest possible standards and located in the heart of Great Shelford with the village amenities are all on the doorstep.

The accommodation comprises a welcoming reception hall with Karndean flooring, stairs rising to first floor accommodation, a storage cupboard under and a cloakroom/W.C just off. The kitchen/breakfast room is fitted with attractive cabinetry, ample Silestone working surfaces with inset one and a half sink unit with mixer tap and bevel drainer and a range of Siemens appliances including a ceramic hob, double oven, fridge/freezer. dishwasher and a Bosch washing machine plus a discreetly positioned wall mounted gas fired central heating boiler. The sitting/dining room is a generously proportioned room with French doors to a large conservatory extension which in turn has access to the garden and panoramic views.

Upstairs there are two good-sized double bedrooms, both with fitted wardrobe cupboards and a family bathroom boasting both a panel bath and a shower cubicle.

Outside there is allocated parking for one vehicle plus visitor parking. the rear garden boasts a generous paved patio, is laid mainly to lawn with some neat hedging, flower and shrub borders and beds, a timber shed and gated access to the rear. All is enclosed by fencing 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, bakery, butcher, delicatessen, pharmacy, Post Office, library, restaurants and traditional pubs. There is also a sought after primary school, health centre, dentist and a range of sporting and recreational facilities.

The property is particularly well placed for access to the Cambridge Biomedical Campus and Cambridge South Station, with services to London Kings Cross and Liverpool Street. Addenbrooke's Hospital is less than 2 miles from the property, Cambridge city centre about 3 miles away and Waitrose a convenient 15 minute walk. The area offers easy access to the M11, local bus services and many cycle routes.

Tenure
Freehold

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.

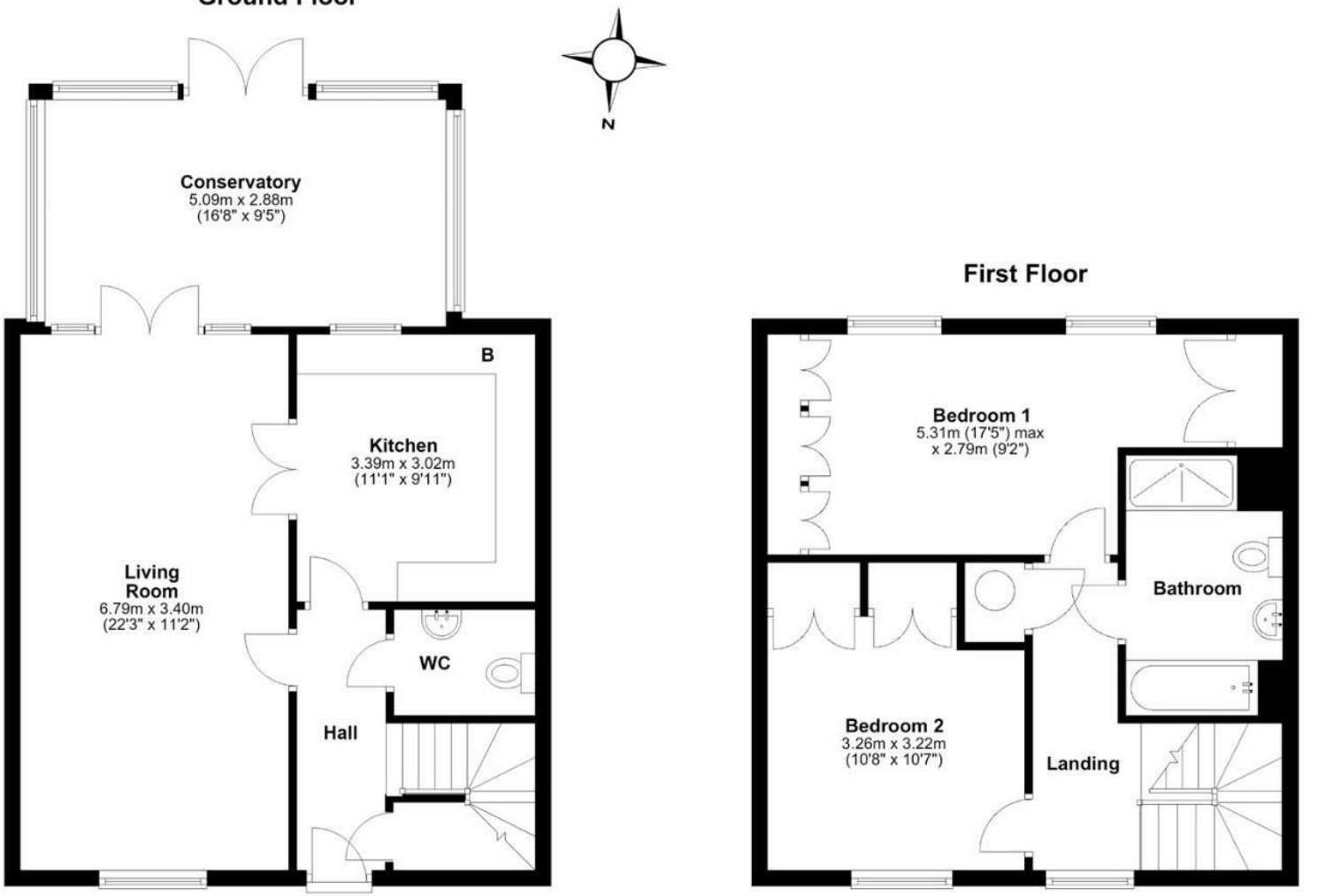
Viewing
Strictly by appointment through the vendor’s sole agents, Redmayne Arnold and Harris

Agents Note
Managed/shared areas - Gardens, parking. The annual charge is £644.16



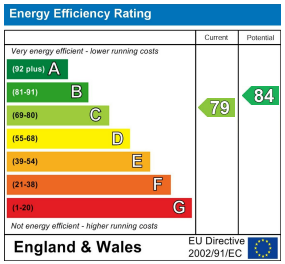


Ground Floor



First Floor

Approx. gross internal floor area 104 sqm (1125 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.











