



5 Grain Close, Great Shelford, Cambridge, CB22 5AR  
Guide Price £350,000 Freehold



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**A WELL-PRESENTED, THREE-BEDROOM MID-TERRACE PROPERTY, SITUATED IN THIS HIGHLY SOUGHT-AFTER VILLAGE, IDEALLY LOCATED FOR GREAT SHELFORD TRAIN STATION AND DNA PATH LEADING TO ADDENBROOKE'S AND THE BIOMEDICAL CAMPUS WITH THE ADDED BENEFIT OF NO ONWARD CHAIN.**

- Mid-terraced property
- 850 sqft / 79 sqm
- Gas heating to radiators
- 0.04 acres
- Council Tax Band - C
- 3 beds, 1 bath, 1 recep
- Built in 1970
- Private driveway
- EPC - D / 67

5 Grain Close is built of standard brick and block construction, located on a peaceful residential cul-de-sac, just moments from the centre of Great Shelford, which offers a range of amenities and a main line train station all within walking distance.

The front door leads you to a generous porch then in to the entrance hallway with a good amount of built-in storage as well as ample space for coats and shoes. The sitting/dining room looks out over the rear garden and is full of light from a large patio door. There is plenty of space to accommodate both a separate living space and a dining area. The kitchen comprises of wall and floor units, built-in sink with mixer taps, a freestanding oven, with a gas hob and plumbing for a washing machine.

Upstairs, there are three bedrooms with one double and two generously sized single bedrooms, one with built-in storage. On the landing you have an airing cupboard that houses the boiler and cylinder and further built-in storage. There is a separate w.c. to the bathroom with an overhead shower, basin and a towel radiator.

Outside, the home benefits from an enclosed rear garden with a large, paved patio area and raised beds. A rear access gate leads to the rear passageway running behind the property. To the front of the property there is a private driveway offering off-road parking for multiple cars.

#### **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 - C

#### **Fixtures and Fittings**

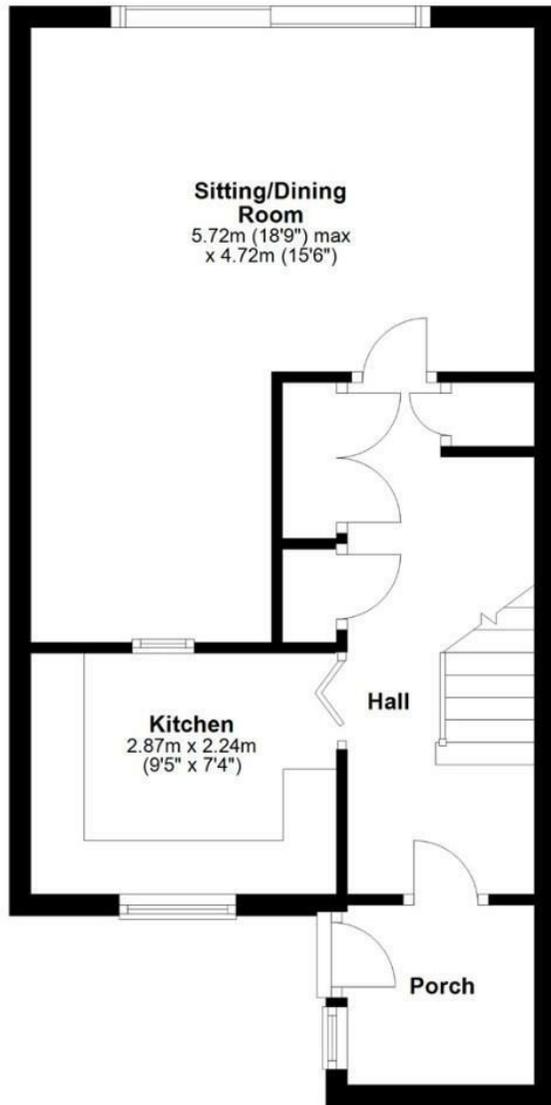
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

#### **Viewing**

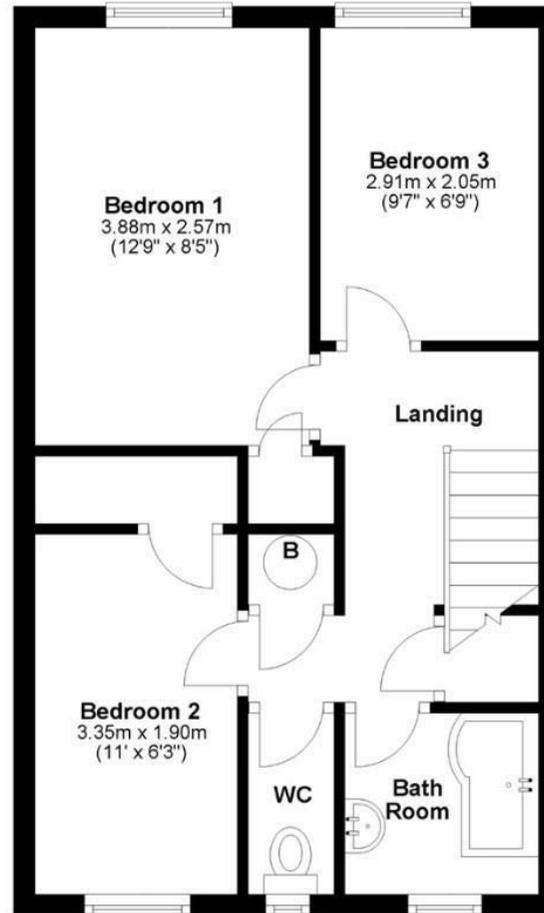
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



### Ground Floor



### First Floor



Approx. gross internal floor area 79 sqm (850 sqft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		67	
(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.

