



45 Chaston Road, Great Shelford, CB22 5AS
Guide Price £355,000 Freehold



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AN ESTABLISHED END OF TERRACED SINGLE STORY RESIDENCE, AN IDEAL PURCHASE FOR FIRST TIME BUYERS, INVESTORS OR DOWNSIZERS AND JUST A SHORT WALK FROM THE MAIN LINE TRAIN STATION AND THRIVING VILLAGE CENTRE.

- End of terraced bungalow
- 2 beds, 1 bath, 1 recept
- Gas fired central heating to radiators
- Council tax band - C
- 625 Sqft /58 Sqm
- 0.05 acres
- EPC - C / 73
- Sought-after village location

The property occupies a fine no-through road position, set back and screened from the road and just a short walk from the main line train station and thriving village centre, plus a short cycle from Addenbrookes medical campus. The accommodation comprises an entrance hall with two double bedrooms off, including the main bedroom with fitted wardrobe cupboards, complemented by a shower room, comprising a low level WC, pedestal wash hand basin and a tiled shower cubicle plus a cupboard housing a wall mounted gas fired central heating boiler. The kitchen has a door to the rear garden and is fitted with a range of base level and wall mounted storage cupboards, ample fitted working surfaces with inset single sink unit with mixer tap and drainer, four ring gas hob, oven and extractor plus space for a fridge/freezer, washing machine and slim line dishwasher. The sitting/dining room is a well proportioned space with an ornamental fireplace.

Outside, the front garden is enclosed by hedging and laid to lawn, gated access leading to the rear garden, which again is laid mainly to lawn with a flower and shrub border, paved patio and a brick-built shed. There is on road parking plus numerous parking bays all close by.

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

Mains services connected include: gas, electricity, water and mains drainage.

Statutory Authorities

South Cambridgeshire District Council

Council tax band - C

Fixtures and Fittings

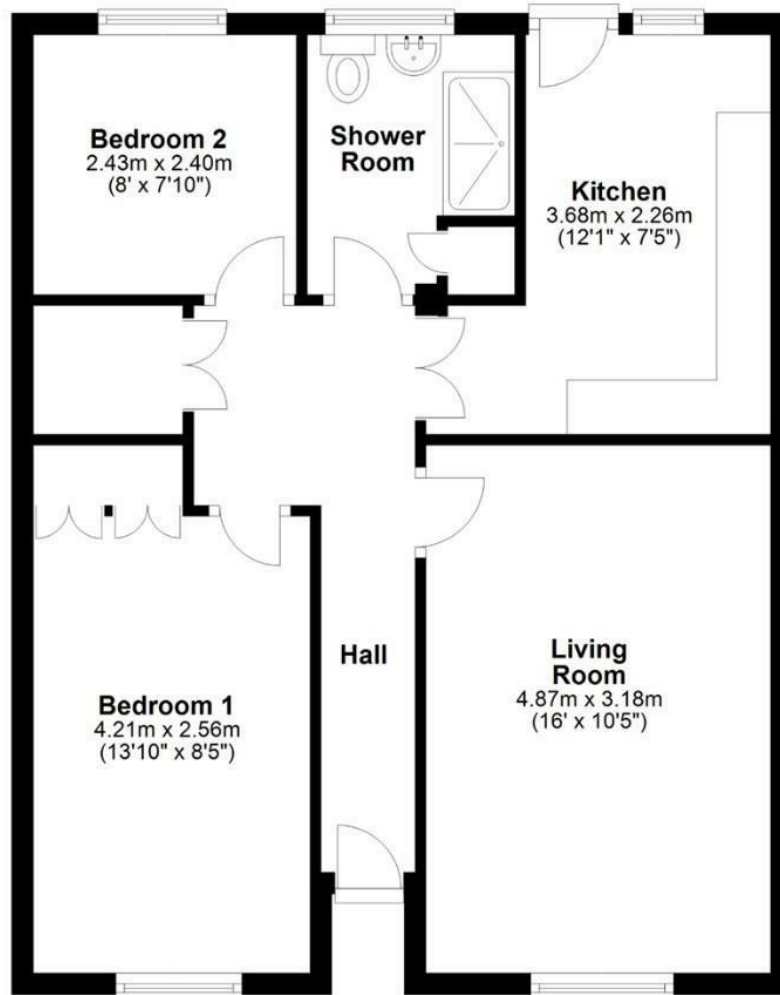
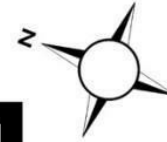
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

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



Ground Floor



Approx. gross internal floor area 58 sqm (625 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	73	
(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.

