26a Woollards Lane, Great Shelford, Cambridge, CB22 5LZ
£1,200 PCM

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A well-presented one bedroom first-floor flat located in the heart of the popular village of Great Shelford offering excellent access to local amenities, Addenbrookes Hospital, mainline station, City Centre & M11.
The property comprises of an entrance hall, modern fitted kitchen with built in oven and hob, living room with door to balcony, double bedroom and bathroom with shower over bath, WC & basin.

Council Tax Band B
EPC Rating D
Minimum Tenancy Length 6 months
Deposit £1380 (5 weeks rent)
Holding Deposit £270 (1 week rent)

Parking
Free parking is available in the car park across the road. On-street parking is available in Woollards Lane and surrounding roads

Broadband
According to Ofcom, Standard, Superfast & Ultrafast options are available to the property via OpenReach. You may be able to obtain fixed wireless broadband from EE.
For more information see Ofcom.

Mobile Phone Coverage
EE, O2 and Vodaphone are likely to have good coverage for data and calls. For more information see Ofcom.

Utilities, Bills & Payments
Water is included in the rent. Tenants able to use any supplier for Gas, Electricity, Council Tax and any other bills are to be paid by the tenant.

Furnishing
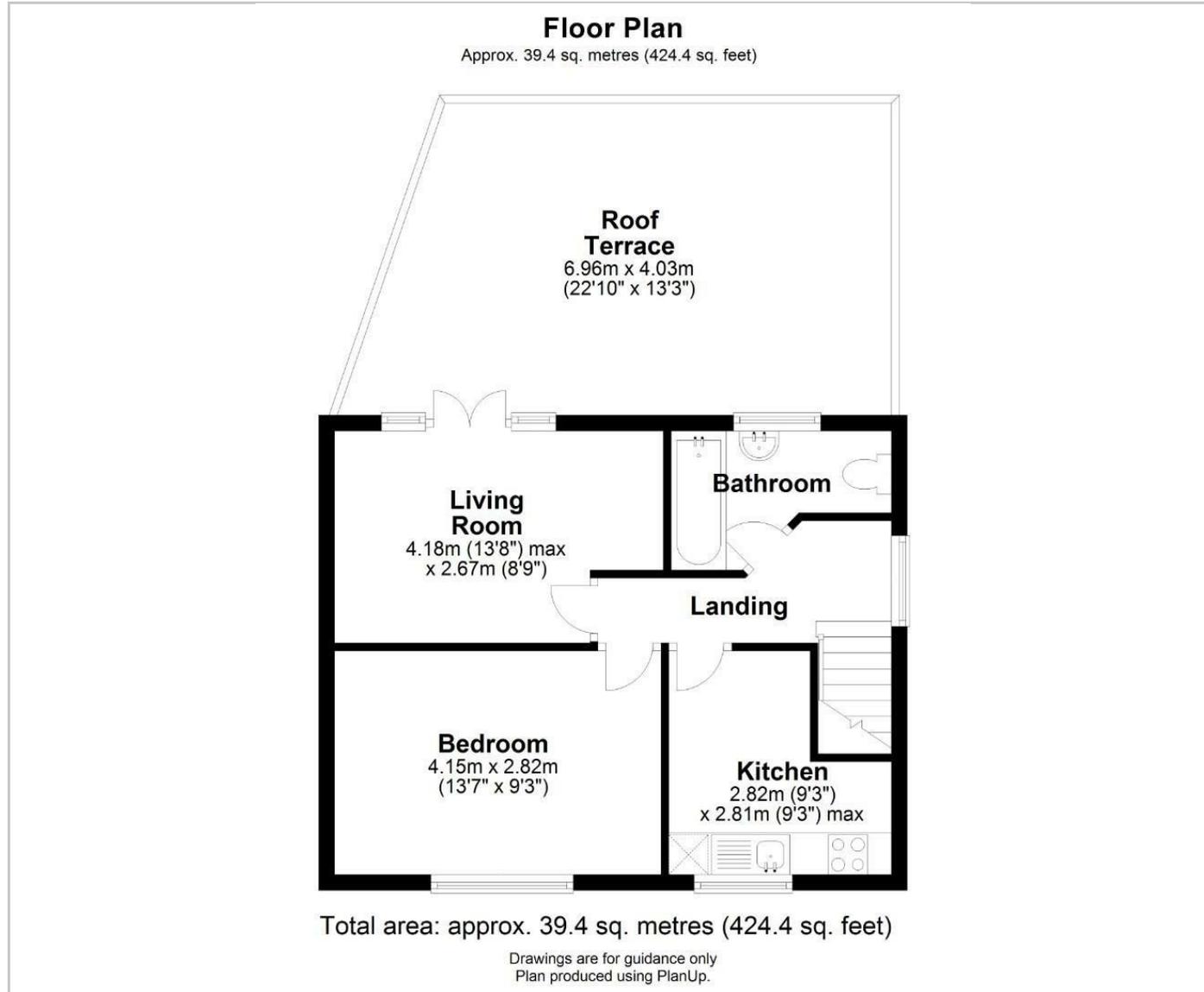Unfurnished. No white goods.
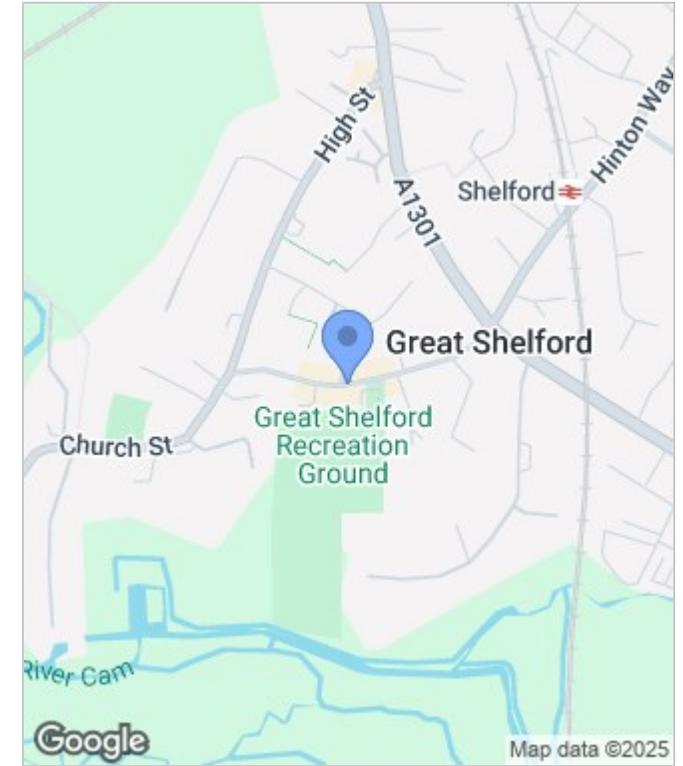
Unfurnished

Council Tax Band: B
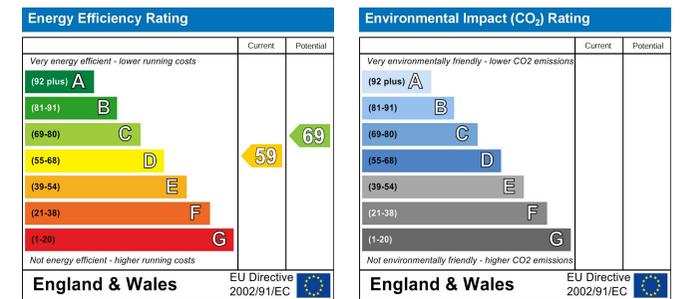
Available: 23rd February 2024

Floor Plans

Floor Plan
Approx. 39.4 sq. metres (424.4 sq. feet)

Roof Terrace
6.96m x 4.03m
(22'10" x 13'3")

Living Room
4.18m (13'8") max
x 2.67m (8'9")

Bathroom

Landing

Bedroom
4.15m x 2.82m
(13'7" x 9'3")

Kitchen
2.82m (9'3")
x 2.81m (9'3") max

Total area: approx. 39.4 sq. metres (424.4 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Area Map

Great Shelford

Great Shelford Recreation Ground

Church St

River Cam

Shelford

High St

A1301

Hinton Way

Google   Map data ©2025

Energy Performance Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	59	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales   EU Directive 2002/91/EC

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales   EU Directive 2002/91/EC