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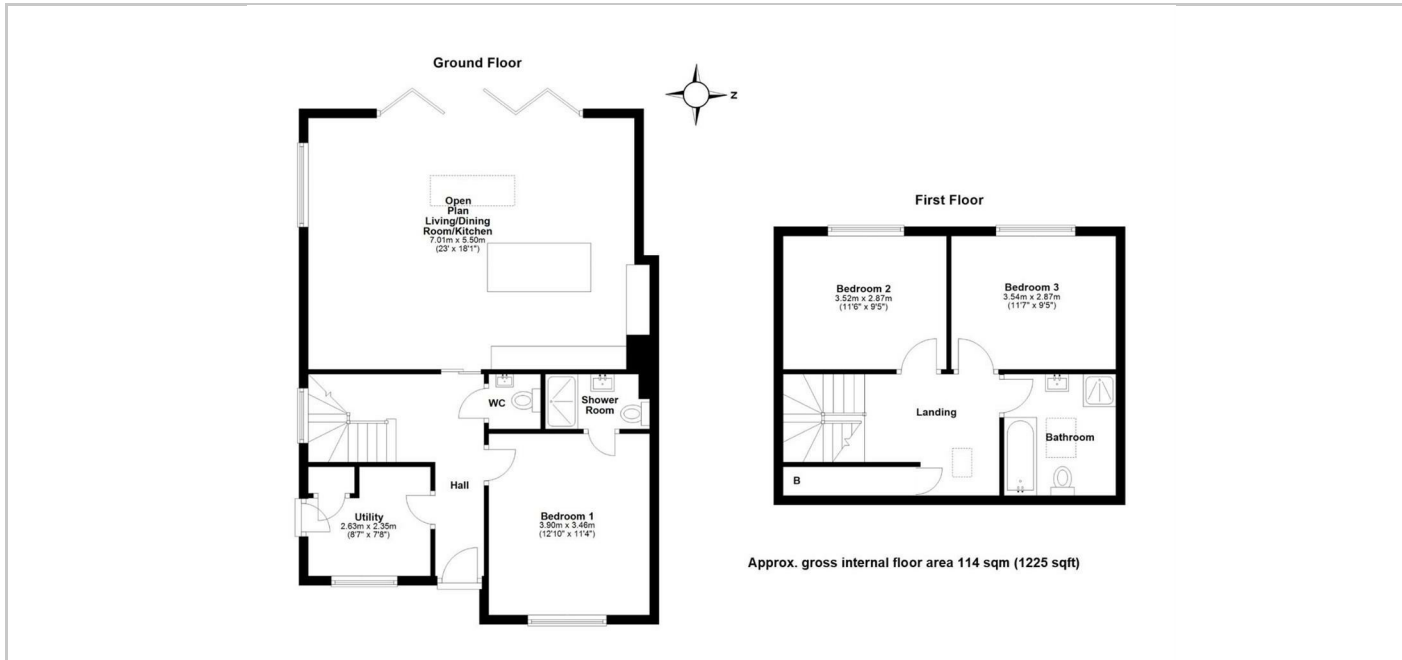
TO LET



13 Poplar Close, Great Shelford, Cambridge, CB22 5LX

£2,350 PCM

- 3 bedroom semi-detached chalet-style residence
- 0.08 acres
- Fabulous open plan kitchen/dining/sitting room
- New gas fired central heating boiler
- EPC-C/77
- 1225 sqft/114 sqm
- Extended and fully refurbished
- Luxury bathroom suites
- Off road parking and enclosed rear garden
- Council tax band-D



Directions

THE PROPERTY

This beautifully refurbished and extended home is ideally located within walking distance of the train station and village centre. Offering around 1,225 sq ft of high-spec accommodation over two floors, the property combines modern design with spacious living.

The ground floor features a welcoming entrance hall, cloakroom/WC, study with utility cupboard, and a double bedroom with luxury en suite. The standout open-plan kitchen/dining/living area includes a skylight, bi-fold doors to the garden, contemporary fitted units, central island, and integrated appliances.

Upstairs, there are two large double bedrooms, a stylish family bathroom with bath and separate shower, plus a landing with study space and additional storage.

Outside, the property benefits from a front lawn, driveway parking for up to two cars, and a private rear garden with lawn, mature planting, decked terrace, and timber garden store.

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 Addenbrookes/Biomedical Campus are easily accessible.

EPC Rating: C  
 Council Tax: D  
 Deposit: £2710  
 Holding Deposit: £390

SITUATION

