



**Whealers, Great Shelford, CB22 5UD**

**CHEFFINS**

## Whealers

Great Shelford,  
CB22 5UD

A chain free two bedroom home situated within a popular village location just a five minute walk from the train station. Offering open plan living accommodation, a fitted kitchen, private rear garden and off road parking, this property, in need of sympathetic improvement and updating, would make an ideal first time purchase, investment opportunity or downsizing option.

### LOCATION

Great Shelford is an extremely sought-after village located approximately 3 miles south of Cambridge and is very well placed for access to Addenbrooke's Hospital, Gog Magog Hills and Babraham Road Park and Ride. The village is placed ideally for commuters looking for easy access to London, with the village's train station providing direct access to London's Liverpool Street station. The village also provides easy access to the M11 linking up to both the A14 and M25. The village also benefits from an excellent range of both independent and high street shops as well as a local library and local healthcare services.



**Guide Price £250,000**





## ENTRANCE HALL

Panel glazed entrance door with storm porch over leading into the entrance hall. Built in storage cupboard and doors leading to the principal ground floor accommodation.

## KITCHEN

Fitted with a range of wall and base mounted storage cupboards and drawers beneath rolled edge work surfaces incorporating a stainless steel sink unit with drainer and mixer tap. Integrated four ring gas hob with Bosch oven below and extractor canopy above with tiled splashback. Space for fridge freezer and double glazed window to the front aspect.



## OPEN PLAN LIVING/DINING ROOM

A spacious reception room featuring coved ceiling, radiator, staircase rising to the first floor accommodation and double glazed sliding patio doors opening onto the rear garden.



## FIRST FLOOR LANDING

Built in storage cupboard, loft access hatch and doors leading to the respective first floor rooms.

## BEDROOM ONE

Double bedroom benefiting from an extensive range of fitted wardrobes with hanging rails and shelving. Coved

ceiling, radiator and double glazed window overlooking the rear garden.

## BEDROOM TWO

Radiator and double glazed window to the front aspect.

## FAMILY BATHROOM

Comprising a three piece suite consisting of a panel enclosed bath with separate hot and cold taps, low level WC and wash hand basin. Tiled surrounds, coved ceiling, radiator and extractor fan.

## OUTSIDE

### REAR GARDEN

A private enclosed rear garden, principally paved for ease of maintenance with mature hedging and timber fenced boundaries. Wrought iron gate providing access to the front of the terrace.

### FRONT GARDEN & PARKING

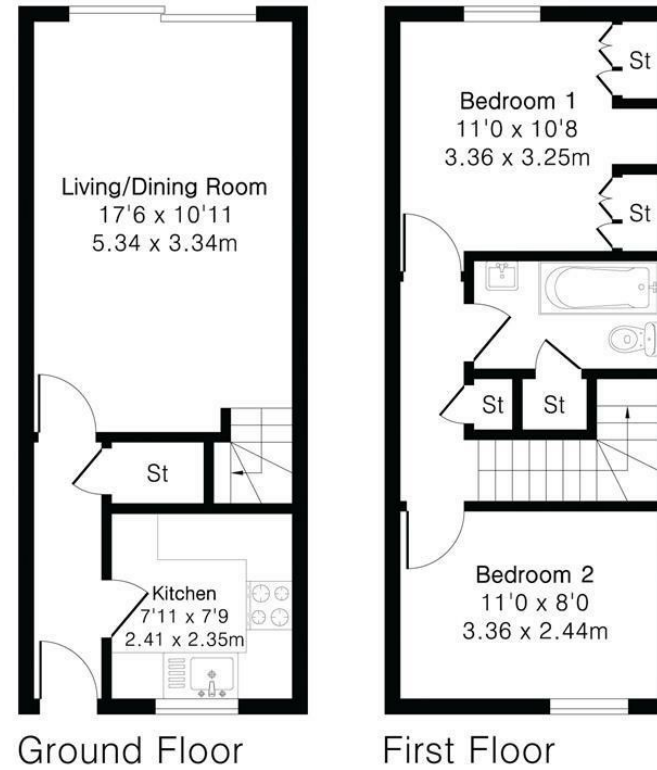
Approached via a dropped kerb from Wheelers onto a tarmac driveway providing off road parking for one vehicle. Paved pathway leading to the covered entrance door.



**Approximate Gross Internal Area 638 sq ft - 60 sq m**

Ground Floor Area 319 sq ft – 30 sq m

First Floor Area 319 sq ft – 30 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	79
(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	

Guide Price £250,000

Tenure - Freehold

Council Tax Band - C

Local Authority - South Cambridgeshire District Council



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.

