

Birch Trees Road, Great Shelford, CB22 5AW

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Birch Trees Road

Great Shelford,
CB22 5AW

2 1 1

Guide Price £210,000



A well-presented first-floor maisonette, quietly positioned within the sought-after village of Great Shelford. The property offers a practical and appealing home with a good sense of separation, together with a convenient location close to the village's excellent range of amenities and transport connections to Cambridge and beyond. Well suited to first-time buyers, downsizers or investors, the property also benefits from its own private entrance, useful loft access and well-maintained presentation throughout.

LOCATION

66 Birch Trees Road is situated within the popular village of Great Shelford, approximately four miles south of Cambridge. The village provides a good range of everyday amenities, including shops, cafés, public houses, restaurants and local services, together with schooling and recreational facilities. Great Shelford also benefits from a railway station providing regular services towards Cambridge and London Liverpool Street, while the nearby








ENTRANCE PORCH
Storm porch covering panel-glazed entrance door leading through into:

ENTRANCE HALL
Inset footwell and stairs rising to the first-floor accommodation, with doors leading to the principal rooms.

FIRST-FLOOR LANDING
Loft access, airing cupboard housing the hot water cylinder with fitted timber shelving, and doors leading to the respective rooms.

KITCHEN
Fitted with a collection of wall and base-mounted storage cupboards and drawers beneath a stone-effect roll-top work surface with inset stainless-steel sink, hot and cold mixer tap and drainer to the side. Integrated Beko four-ring electric hob with tiled splashback and extractor hood above, together with an integrated oven set below. Low-level fridge/freezer and washing machine. Further stone-effect work surface with tiled splashback forming a useful breakfast bar. Tiled-effect flooring, LED downlighters and double-glazed window overlooking the front aspect.

SITTING/DINING ROOM
A versatile reception room with wood-effect flooring, electric radiator and double-glazed windows overlooking the rear aspect.

BEDROOM ONE
Electric radiator and double-glazed windows overlooking the rear aspect.

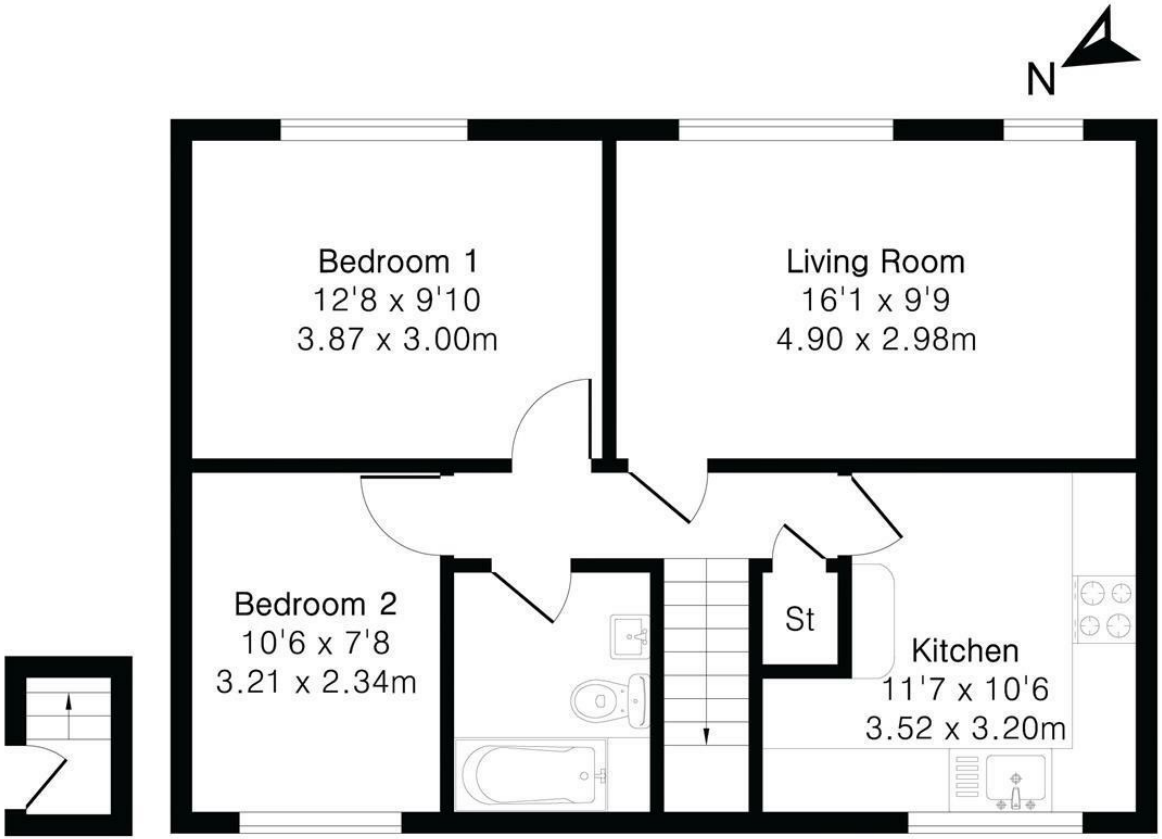
BEDROOM TWO
Electric radiator and double-glazed windows overlooking the front aspect.

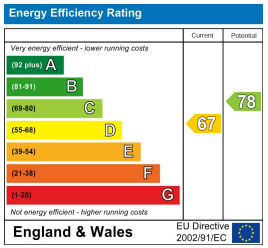
FAMILY BATHROOM
Three-piece suite comprising a combined shower and bath with wall-mounted electric power shower and separate hot and cold bath taps, low-level WC with hand flush and hand basin with separate hot and cold taps. Tiled splashback, tiled-effect flooring, electric heater and double-glazed frosted privacy window overlooking the front aspect.

AGENTS NOTE
Tenure - Leasehold
Length of Lease - 135 Years Remaining
Annual Ground Rent - £50
Annual Service Charge - £50



Approximate Gross Internal Area 618 sq ft - 57 sq m





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Tenure - Leasehold

Council Tax Band - B

Local Authority - South Cambridgeshire District Council

PINKPLAN

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.

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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.

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