

EPC: C



TuckerGardner

Peacocks, Great Shelford
Guide Price: £425,000



TuckerGardner

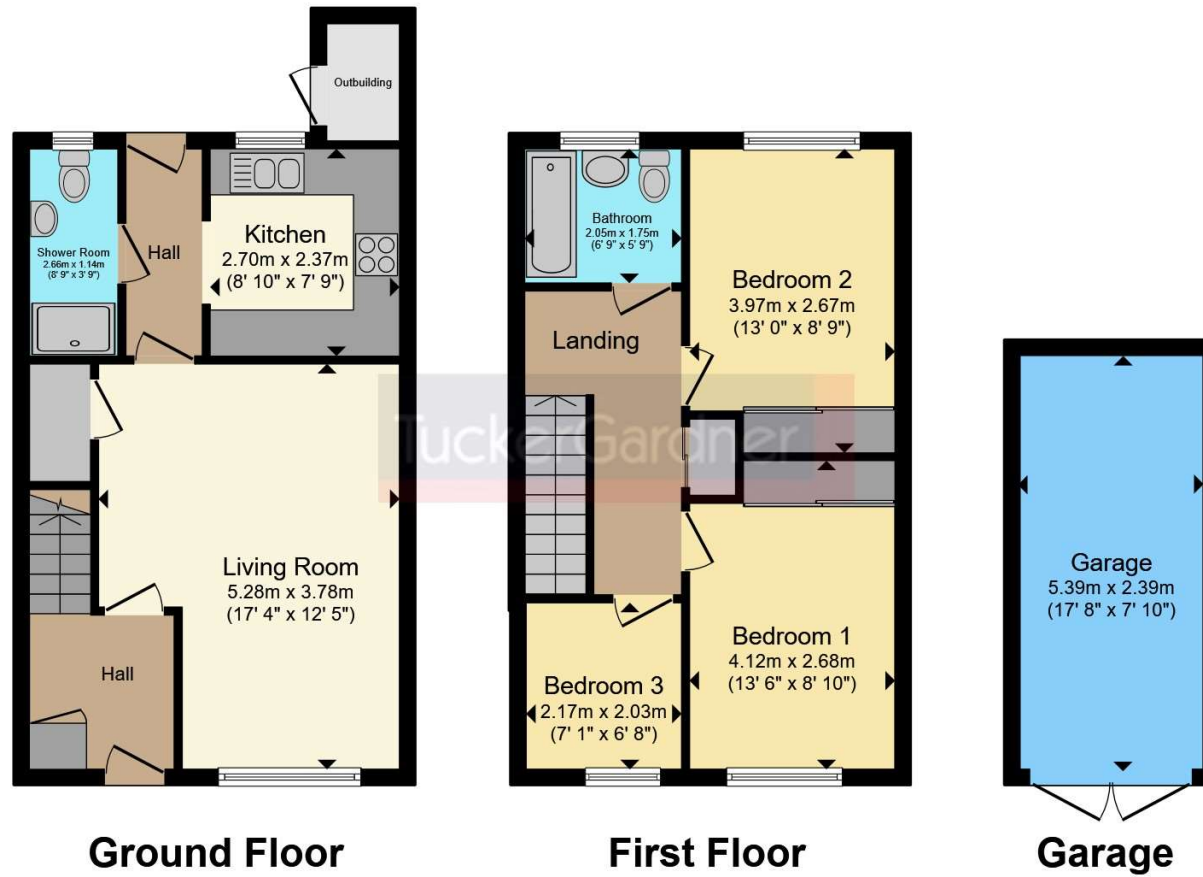
Peacocks is a highly desirable close of 27 properties situated just a few minutes walk from the centre of Great Shelford with its fantastic range of facilities. The properties are freehold and all residents must be over 60. The outside of the properties and the generous communal gardens are maintained on behalf of the residents and there is an on-site manager and an emergency pull cord alarm system in all of the properties. Number 27 is a mid-terrace house tucked away from the road and parking areas, with views across paddock land to the rear.

The home is in need of a level of modernisation throughout. The accommodation comprises on the first floor, two double bedrooms and a single bedroom with generous built-in storage cupboards in both double bedrooms, a family bathroom completes the first floor and benefits from a panel bath, low level WC and wash basin. On the ground floor there is a spacious lounge/dining room with views over the front of the property, a shower room with walk in shower low level WC and wash basin, a fully fitted kitchen with integrated oven and grill, freestanding fridge freezer, plumbing for a washing machine, sink with mixer tap and a useful rear porch. In the hallway there is a large coat and storage cupboard. The gas central heating boiler is located in the kitchen. The front door is protected by a porch with a large storage area for bins. There is a further outside storage area at the back of the property for storage of garden items etc.

The service charge is currently approximately £3,024 which includes buildings insurance.

Great Shelford is just 4 miles south of Cambridge. There is an active village community centre around Woollards Lane where there is a library, dentist, village hall and recreation ground, numerous shops including newsagent, hairdresser, beauty salon, baker, butcher, grocer, marvellous deli and the Health Centre in Ashen Green. The mainline station provides access to Cambridge and London Liverpool Street, and the village is located two miles from Junction 11 of the M11. There is a Church of England Infant and Junior School in the village. The Gog Magog Hills and Golf Club, Wandlebury and the Roman Road are within two miles. Addenbrooke's Hospital is also within easy reach and Stansted Airport is within half an hour's drive (via M11).



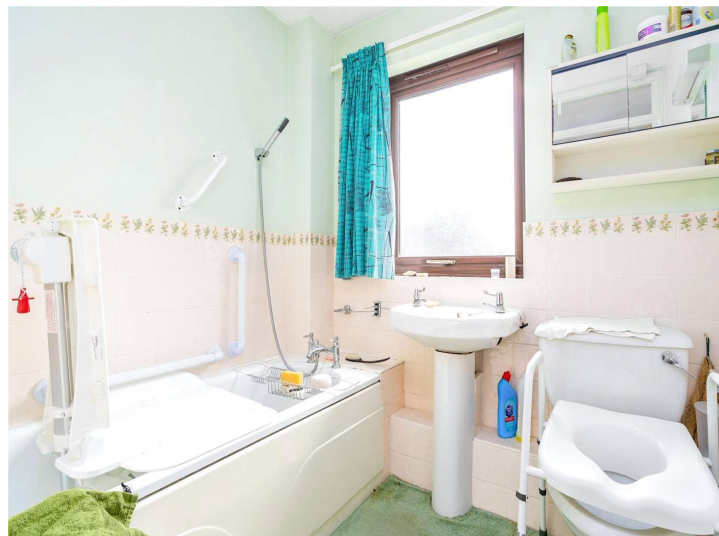


Ground Floor

First Floor

Garage

Total floor area 92.4 sq.m. (995 sq.ft.) approx
 This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



TuckerGardner

Viewing arrangement by appointment **01223 845240**
shelford@tuckergardner.com 48-50 Woollards Lane, Great Shelford, Cambridge,
Cambridgeshire, CB22 5LZ



Land & New Homes | Auctions | Mortgage Services | Surveys | Conveyancing

Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.
Great Shelford TG is a trading name of Countrywide Estate Agents, Registered in England Number 00789476. Registered Office Greenwood House, 1st Floor, 91-99 New London Road, Chelmsford, Essex, CM2 0PP. VAT number 212551112
Code: GSD_GSD220097_PL4PL_8

