



Macaulay Avenue, Great Shelford Cambridge
£160,000 Freehold

**Sharman
Quinney**

Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Ground floor apartment with private entrance
- Spacious open-plan living and dining area with French doors to garden

The property offers light and spacious open-plan living, comprising a sitting, dining and kitchen area with French doors opening directly onto the private rear garden, creating an excellent indoor-outdoor feel. There is a generous double bedroom and a modern shower room, all complemented by double glazing and gas central heating.

Outside, the home benefits from an enclosed private rear garden, laid mainly to lawn with a patio area, well-stocked borders and a useful storage shed. To the front, there is off-road driveway parking.

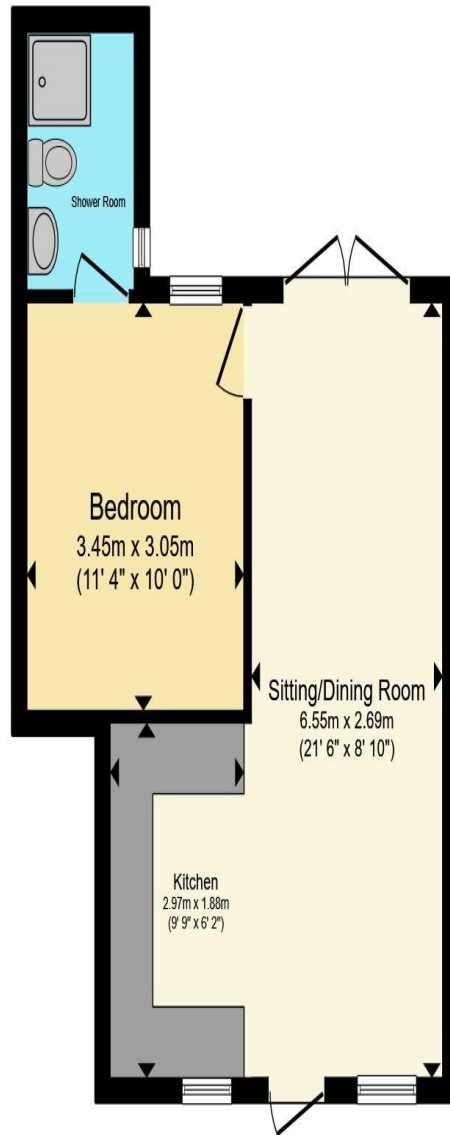
Further advantages include a share of freehold and no onward chain, making this an ideal first-time purchase, investment or downsizing opportunity.



Great Shelford is one of south Cambridge's most desirable villages, offering a thriving High Street with a range of shops, cafés and amenities. The property is conveniently located just 0.5 miles from the mainline station, providing regular services into London Liverpool Street, while the Addenbrooke's Biomedical Campus is approximately 2.5 miles away.

Agent's Note: The property was originally constructed as a Unity house, with structural reinstatement works completed in 2005. Buyers are advised to inform their mortgage lender at an early stage.





Total floor area 38.1 m² (410 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: GTS103222 - 0002

