



Macaulay Avenue, Great Shelford Cambridge
£230,000 Leasehold

**Sharman
Quinney**

Key Features

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125 Years remaining as of 26 Jan 2004

£100.00 Ground Rent pcm

Review due: Ask Agent

£Ask Agent Service Charge pcm

Review due: Ask Agent

- Well proportioned maisonette
- Spacious lounge
- Kitchen / diner
- Two double bedrooms
- Large private rear garden

The accommodation comprises an entrance hall, a generous living room overlooking the rear garden, a spacious kitchen/diner, two double bedrooms (with bedroom two currently partitioned to create a third bedroom), and a family bathroom.

Externally, the property benefits from a substantial



rear garden, featuring two secure brick-built storage sheds.

This home is ideal for first-time buyers or investors and further benefits from low ground rent and service charges.

The property is non-standard construction. Please call the branch to discuss.

Entrance hall

Living room - 4.45m x 3.62m (14'7 x 11'11)

Kitchen / diner - 4.23m x 2.66m (13'11 x 8'9)

Bedroom one - 4.45m x 2.66m (14'7 x 8'9)

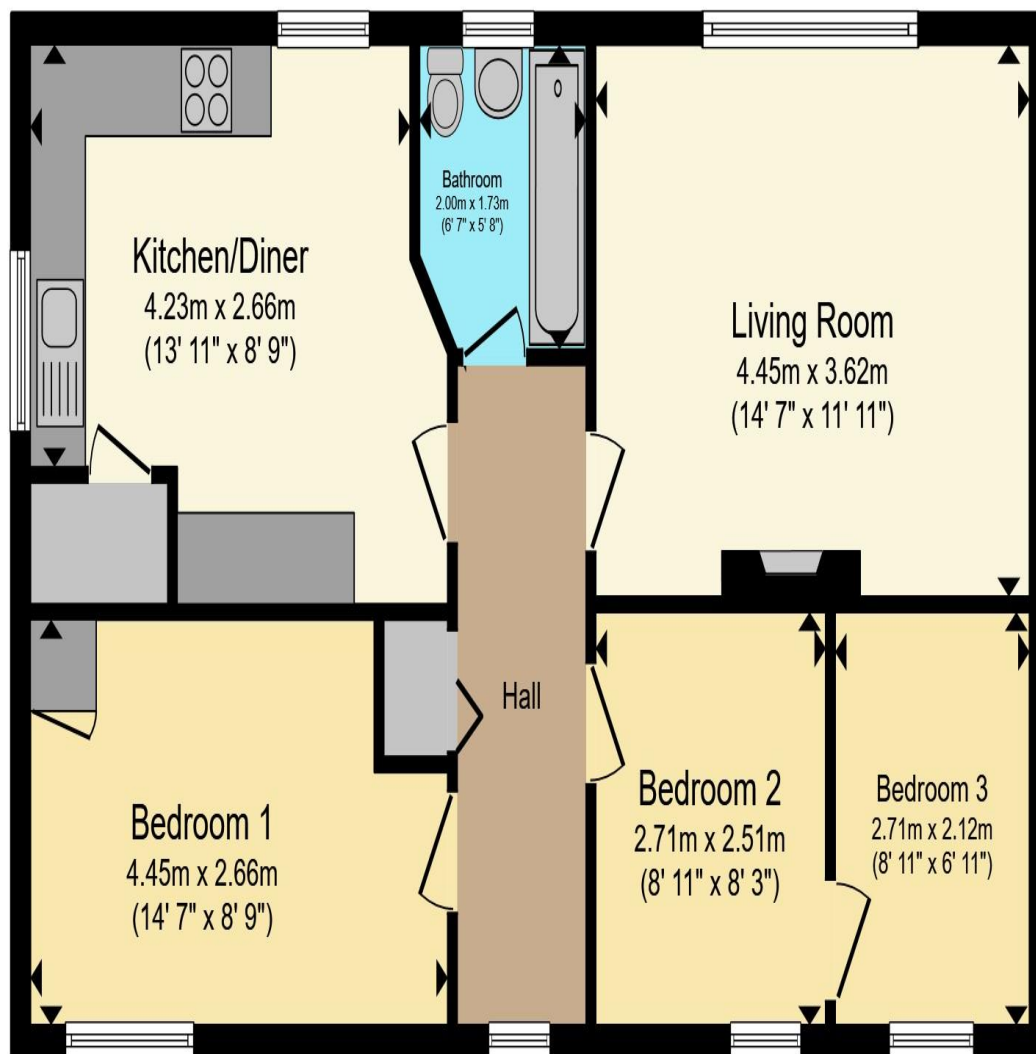
Bedroom two - 2.71m x 2.51m (8'11 x 8'3)

Bedroom three - 2.71m x 2.12m (8'11 x 6'11)

Bathroom

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead





Floor Plan

Total floor area 70.0 m² (754 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

**Sharman
Quinney**

To view this property call Sharman Quinney on:
01223 844760

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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: :GTS102717 - 0007

