



Shelford Road, Trumpington Cambridge
£270,000 Freehold

**Sharman
Quinney**

Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Converted telephone exchange
- Naturally light living room with access to rear garden

The accommodation briefly comprises an entrance porch leading into a well-appointed kitchen, thoughtfully designed to offer ample storage and worktop space, creating a practical yet welcoming first impression.

Flowing through to the rear, the property opens into a bright and generously sized living room, enjoying plenty of natural light and featuring doors that lead out to the garden, ideal for both relaxing and entertaining.

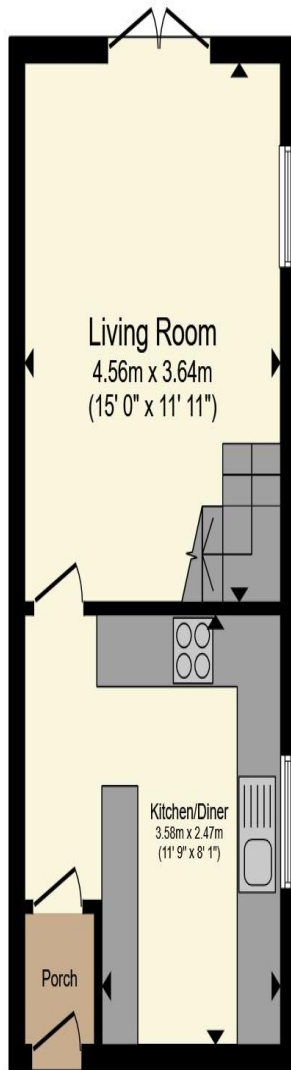
Upstairs, the property offers two well-proportioned bedrooms, each providing comfortable accommodation, along with a neatly presented family bathroom.



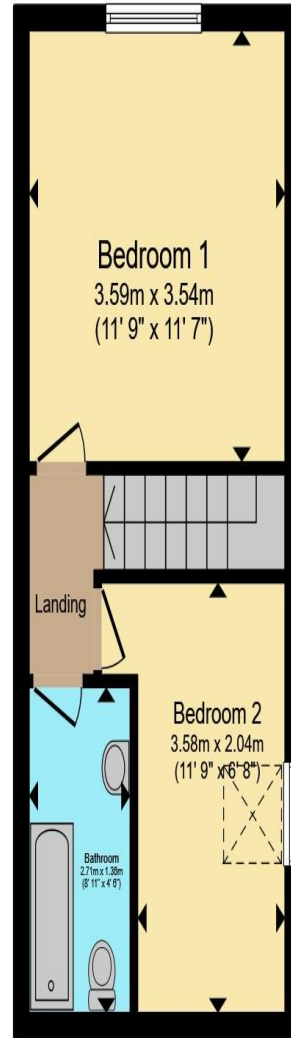
Externally, the rear garden is predominantly laid to lawn, complemented by a patio seating area that is perfectly suited for outdoor dining and enjoying the warmer months. To the front, the property benefits from off-road parking for one vehicle, adding further convenience.

The High Street is home to a mix of shops, cafés, and pubs, including well-known spots like the Green Man, Sole & Duck, and the Duchess of Cambridge. Close by, Anstey Way has a small parade of independent businesses, such as a fish and chip shop, a bike shop, a florist, a deli, and a bakery. Healthcare services are conveniently located, with a doctor's surgery on Beverley Way and a dentist on Bishops Road. For grocery shopping, there is a Sainsbury's Local on Kestrel Rise, along with a Waitrose situated on Hauxton Road.





Ground Floor



First Floor

Total floor area 57.8 m² (623 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
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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.

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