



36 Birch Trees Road
Cambridge, CB22 5AW

Guide price £250,000



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- Share-of-freehold maisonette
- No potential to increase ground rent payments
- Garage and residents parking
- Well suited to first-time / investment buyer's alike
- Outdoor terrace
- NO ONWARD CHAIN

Garage + south-facing terrace:
share-of-freehold maisonette in
quiet Shelford cul-de-sac, 0.2 miles
from Shelford Station. Available
with NO ONWARD CHAIN.

This 1970's first-floor maisonette
enjoys a cul-de-sac position in the
heart of Gr Shelford, a short walk
from the Station with direct links to
London. The freehold was
purchased by our vendor in 2007,
and whilst buildings insurance is
shared with the neighbouring
property, there is no ground rent or
service charges to consider.

The entrance provides space for
coats and footwear with stairs
leading to the first-floor. The
living/dining room is generous in
size and offers pleasant views to
the rear. The kitchen has been
fitted with a modern range of base
and eye-level units, has space for
various appliances and a large
utility cupboard which houses a
washing machine and combi-boiler.

There are 2 double bedrooms and
a bathroom which has been fitted
with a modern white suite.

Outside the front of the property
has an open-plan south-facing
terrace which is shared with the





neighbouring property. There is a garage en-bloc, residents car park and a shared pathway with the adjoining ground-floor maisonette to the entrance.

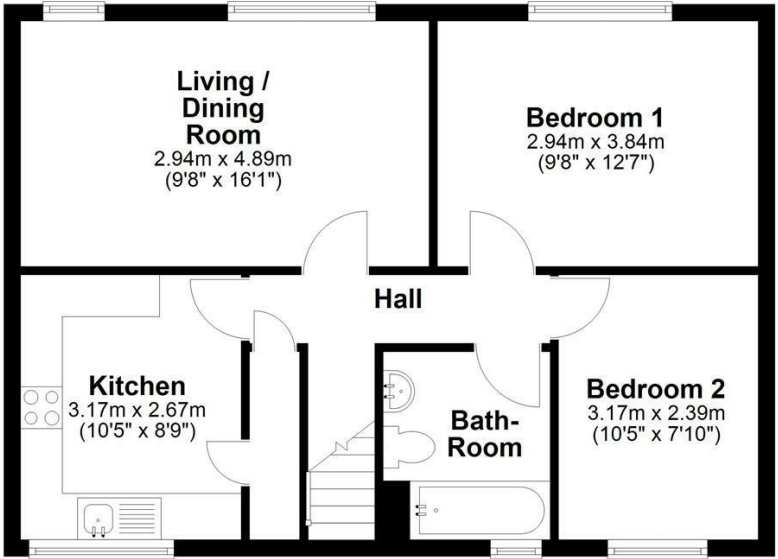
Birch Trees Rd is a pleasant cul-de-sac off Orchard Road which is around a 2-minute bike ride to the train station. A few minute's more and you are in the centre of the village and its excellent local facilities which include a bakers, delicatessen, library and butchers. There is also a sought after primary school, health centre, dentist and great sporting facilities.

The village is ideally placed for access to both Cambridge and London with excellent road connections, local bus services and a railway station with trains from Cambridge to London Liverpool Street. Addenbrooke's is only around 2 miles away.



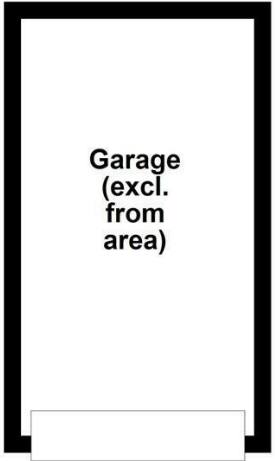
Floor Plan

Approx. 54.9 sq. metres (591.2 sq. feet)



Outbuilding

Approx. 0.0 sq. metres (0.0 sq. feet)

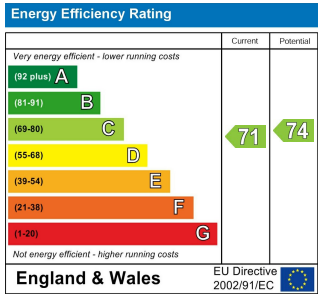


Total area: approx. 54.9 sq. metres (591.2 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Leasehold - Share of Freehold
Council tax band: B

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Cambridge Victoria
154-156 Victoria Road, Cambridge CB4 3DZ
01223 439 888 theteam@grayandtoynbee.com

Cambridge South
Adkins Corner, Perne Road, Cambridge CB1 3RU
01223 439 555 theteam@grayandtoynbee.com

Waterbeach
17 High Street, Waterbeach, CB25 9JU
01223 949 444 waterbeach@grayandtoynbee.com