



**A 3 bedroom semi detached bungalow pleasantly situated at the end of a no-through road with secluded enclosed garden.**

**In brief**

M11 (junction 1) 2 miles,  
Stansted International airport 26 miles.  
Cambridge city centre and railway station 2 miles - King's Cross  
50 minutes and Liverpool Street  
70 minutes (distances and times approximate).

**5 PEARCES YARD, GRANTCHESTER**  
**£475,000 (GUIDE PRICE)**

### Property Summary

Entrance Hall, Separate WC, Sitting /Dining Room, Kitchen, 3 Bedrooms, Bathroom.

Outside: Cartlodge, Secluded Rear Garden.

### Description

Believed to date from the 1960s and constructed with brick elevations under a tiled roof, the property offers prospective purchasers a fabulous opportunity to finish the property to their own particular taste and standard.

### Situation

Grantchester is the most sought after of the inner necklace villages around Cambridge. It lies just 2 miles from Cambridge city centre in the valley of the River Cam and is separated from the city by Grantchester Meadows. Local facilities include the picturesque parish church with its 14th century tower, village hall and 4 public houses.

Commuters are well served by road or rail with the M11 (Junction 12) about 1.5 miles and Cambridge mainline railway station (services to Liverpool Street and King's Cross) about 2 miles providing fast access to Stansted Airport and London.

### Outside

To the front an open sided cartlodge provides off street parking for one vehicle.

The rear garden is enclosed by timber fencing, mainly laid to lawn and bordered with mature shrubs and bushes.



### Property Highlights

- Sitting Room with French doors and views over rear garden
- Delightful secluded rear garden
- Open sided cartlodge providing parking for 1 vehicle
- 3 bedrooms
- Oil fired central heating
- No onward chain

**5 PEARCES YARD,  
GRANTCHESTER,  
CAMBRIDGE CB3 9NZ**

Gross Internal Area 73 sq m ( 786 sq ft)

- Bedrooms
- Bathroom
- Reception
- Kitchen
- Circulation



NOT TO SCALE: For guidance purposes only

© 2019: Premier Floor Plans 07967 196672

### Viewing

By prior telephone appointment with Bidwells  
01223 841842

### Enquiries

Robert Couch  
01223 559367  
robert.couch@bidwells.co.uk

Stonecross, Trumpington High Street, Cambridge, CB2 9SU

### Additional Information

#### Services

All mains services are connected to the property.

#### Local Authorities

South Cambridgeshire District Council  
0345 045 0500

#### Outgoings

Tax Band: E  
Tax Payable 2019/2020: £2,241.42

#### Fixtures & Fittings

All items normally designated as tenants fixtures and fittings are specifically excluded from the sale unless mentioned in these particulars

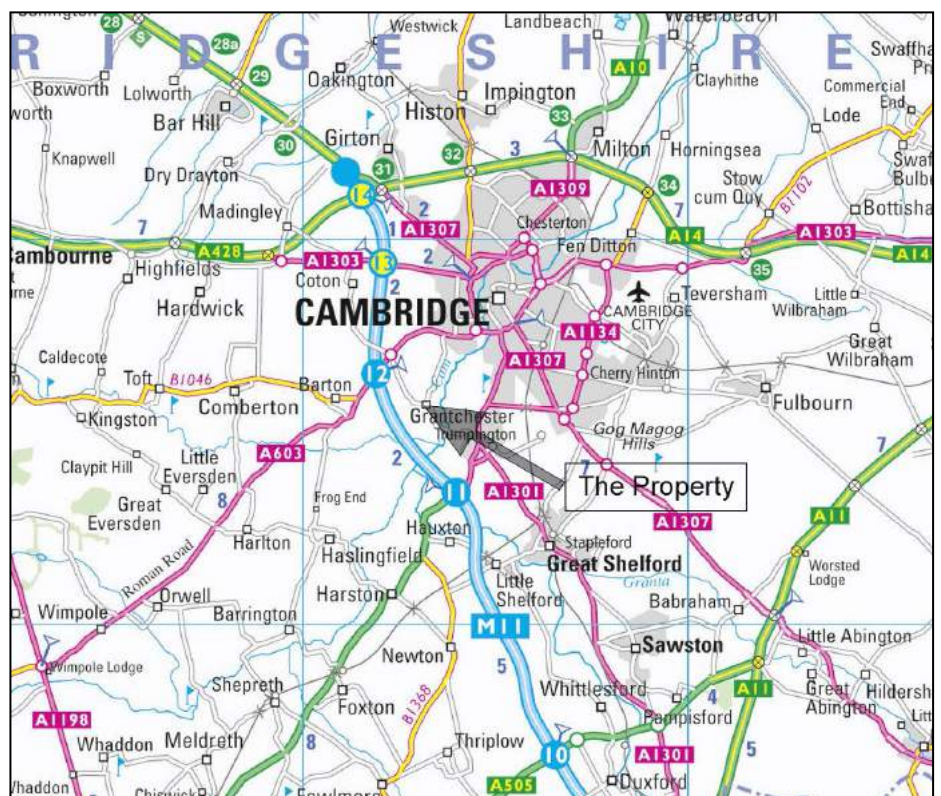
#### Tenure & Possession

The property is for sale freehold with vacant possession on completion

#### Health & Safety

In the interest of Health and Safety, please ensure that you take due care when inspecting any property.

#### Energy Rating E



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