



Hazel Close, Chatteris, Cambs, PE16 6HX

50% SHARED OWNERSHIP - Beautifully Presented - Spacious End Terraced House - 2 Double Bedrooms - Kitchen & Lounge - Ground Floor WC & Bathroom- Driveway Parking For 2 Cars - Front & Rear Gardens - No Upward Chain - Call To View (01354 696700)

£95,000



Ground Floor

Hall

Entrance door, stairs to first floor landing, under-stairs storage cupboard, radiator and doors to:

WC

Low level WC, wall mounted wash hand basin with tiled splashback and radiator.

Lounge

4.53m (14'10") x 4.12m (13'6")
Double glazed window to rear, double glazed double doors to rear, coving to ceiling, radiator and Laminate flooring.

Kitchen

2.92m (9'7") x 2.50m (8'2")
Double glazed window to front, fitted with a matching range of base and eye level units, worktop, tiled splashback, 1+1/4 bowl stainless steel sink with drainer, 4 ring gas hob, extractor hood over, built in electric oven, space and plumbing for washing machine and dishwasher, space for fridge/freezer and radiator.

First Floor

Landing

Stairs to the ground floor, built in airing cupboard and doors to:

Bedroom 1

4.52m (14'10") x 3.21m (10'6")
Double glazed windows to rear and radiator.

Bedroom 2

4.52m (14'10") max x 2.86m (9'5") max
Double glazed windows to front and radiator.

Bathroom

Suite comprising of panel bath with separate shower over, close coupled WC, pedestal wash hand basin, part tiled walls and radiator.

Outside

The front of the property is mainly laid to lawn with driveway to the side providing parking for 2 cars. Side gate allows access to the rear garden, which is mainly lawn with a paved patio area.

Agents Note:

This property is Leasehold and is being sold as a 50% share, (£190,000 Full Market Value) Any interested parties will need to be registered with the local Help to Buy Agent - East and Southeast, <https://www.help2obuyese.org.uk/app> ly-online. Please contact the office for further details on how to apply.

Please Note

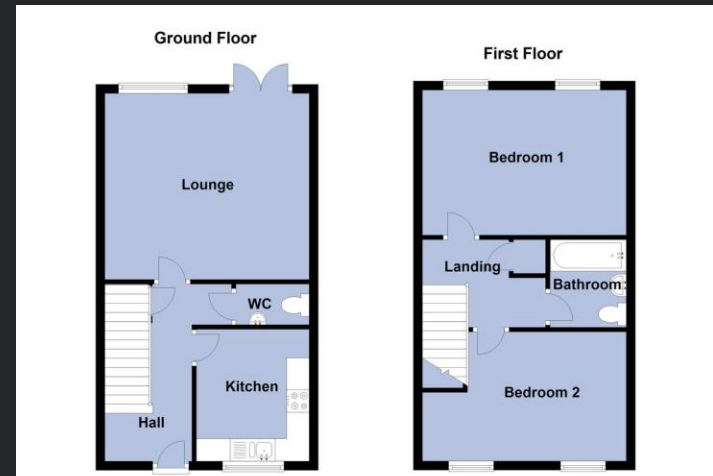
The lease commenced on 1 December 2004 for 99 years therefore 79 years remain on the lease at present.

In addition to a mortgage payment for this property there are additional costs, which currently are:

Rent on the unsold equity £337.62pcm, management charge £11.50pcm & Insurance charge of £22.08pcm.

The above charges are reviewed annually on the 1st of April.

EPC RATING - TBC



Call to arrange a viewing **01354 696700** **T Payne & Co**
SALES & LETTINGS



Agents Notes: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.