



Uffen Way, Sawston  
CB22 3BS

Pocock + Shaw

26 Uffen Way  
Sawston  
Cambridge  
Cambridgeshire  
CB22 3BS

A two bedroom end of terraced bungalow, ideally set on a corner plot with a very good sized rear garden and possible parking space to the rear.

- Entrance hall
- Sitting room
- Two bedrooms
- Refitted kitchen
- Shower wet room
- Gas radiator heating system
- Good sized rear garden.
- Possible parking space to rear
- No upward chain
- Age restricted for the over 60s

Shared Ownership £213,750



A two bedroom end of terraced bungalow on a larger than average corner plot in this purpose built scheme close to the village centre. For the over 60's, the property is sold with a 75% share. With a refitted kitchen, and shower wet room. No upward chain.

**Entrance door**

**Entrance hall** Radiator, single meter cupboard and single linen cupboard.

**Sitting room** 13'5" x 11'6" (4.09 m x 3.51 m) Window to the front, radiator.

**Kitchen** 14'6" x 6'6" (4.42 m x 1.98 m) Freshly refitted, with work surface and base units, inset single drainer stainless steel sink unit, continuation of work surface with further base units, space for washing machine and cooker. Matching wall mounted cupboards, and wall mounted gas fired heating boiler, window to the rear and door to the rear garden.

**Bedroom one** 12'0" x 9'7" (3.66 m x 2.92 m) Window to the rear, radiator, single wardrobe.

**Bedroom two** 8'7" x 6'10" (2.62 m x 2.08 m) Window to the side, radiator, single wardrobe.

**Shower wet room** Wall mounted wash basin, close coupled WC and shower area. Window to the rear, radiator.

**Outside** To the front there is an open lawn area. To the rear and side there is a good sized garden, mostly to grass. Pedestrian side access.

**Services** All mains services are connected

**Tenure** Leasehold 125 years, on a 75% shared basis with South Cambridgeshire Council.  
 Service charge @ £293.18 per 1/4  
 Buildings insurance: @ £7.41 per 1/4  
 Ground rent: @ £6.50 per 1/4

**Viewing** By prior appointment with Pocock and Shaw

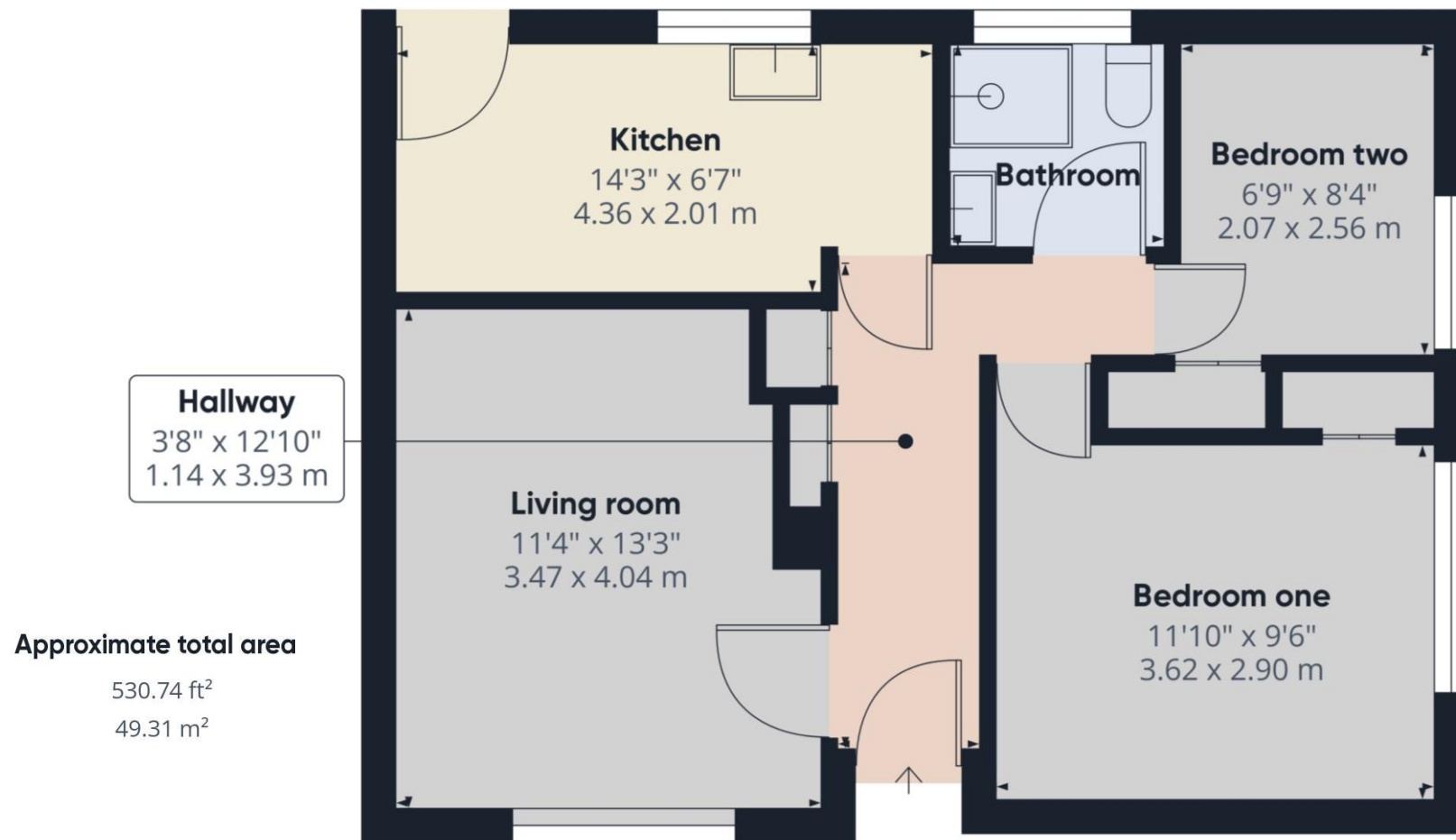
**Services** All mains services are connected.

**Council Tax Band** C

**Viewing** By Arrangement with Pocock & Shaw



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			89
(69-80) <b>C</b>		71	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

**Pocock + Shaw**