



Chaplins Close, Fulbourn  
CB21 5HU

Pocock+Shaw

6 Chaplins Close  
Fulbourn  
Cambridge  
Cambridgeshire  
CB21 5HU

A very well presented one bedroom terraced bungalow for the over 60's sold on a 75% shared basis with SCDC. Ideally located in this residential cul de sac in the popular village of Fulbourn, four miles out of the historic City of Cambridge.

- Entrance hall
- Sitting room
- Kitchen
- One bedroom
- Shower wet room
- Store room
- Enclosed rear garden
- 75% share for sale

Shared Ownership £206,250



A well presented one bedroom terraced bungalow in a lovely traffic free position in the popular village of Fulbourn, four miles east of Cambridge. With an enclosed rear garden and no upward chain.

**Glazed entrance door to:**

**Entrance hall** Oak effect flooring, single cupboard housing gas fired heating boiler.

**Bedroom** 10'2" x 12'4" (3.10 m x 3.76 m) Two windows to front, radiator.

**Sitting room** 13'11" x 9'5" (4.24 m x 2.87 m) Two windows to the rear and radiator.

**Kitchen** 11'9" x 7'2" (3.58 m x 2.18 m) Well fitted modern gloss white units with worksurface, inset single drainer stainless steel sink unit, range of matching base units, space for cooker and washing machine, part ceramic tiled splashback, double wall mounted cupboard, window to the rear and door to rear.

**Shower wet room** Fitted suite with wall mounted wash basin, close coupled WC and shower to wet area. Radiator and window to the front.

**Store room** 9'3" x 5'6" (2.82 m x 1.68 m) Power and pendant light, radiator.

**Outside**

**Enclosed front garden** Hedge to front boundary, gravelled area.

**Rear garden** Enclosed garden with lawn, paved pathway and pedestrian rear access. Patio.

**Services** All mains services are connected.

**Tenure** Leasehold. 75% shared basis with SCDC.

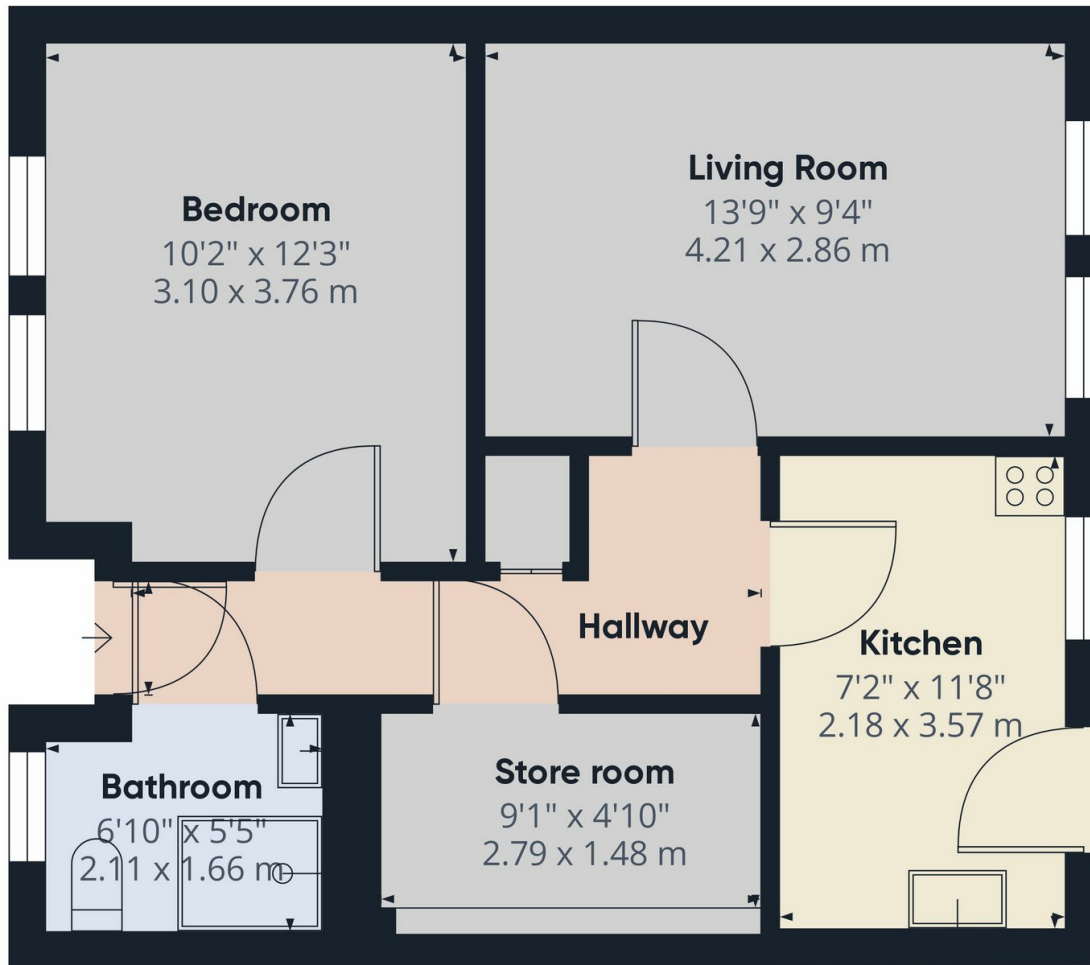
The current service charge for 2025/26 is £237.41 per quarter and the buildings insurance is £13.04 per quarter.

The annual invoice is divided into 4 quarters but residents can pay monthly by arrangement if that is preferable.

**Council Tax** Band B

**Viewing** By Arrangement with Pocock + Shaw





### Approximate total area

487.44 ft<sup>2</sup>

45.28 m<sup>2</sup>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	70	
(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