



Metcalfe Lane, Over
CB24 5PA

Pocock + Shaw

17 Metcalfe Lane
Over
Cambridge
Cambridgeshire
CB24 5PA

Built in 2000, a well laid out bungalow for the over 60's, in a lovely walkway position. With a private enclosed rear garden. Sold on a 75% shared ownership basis.

- Entrance hall
- Sitting room
- Two bedrooms
- Shower wet room
- Fitted kitchen
- Double glazing
- Gas radiator heating system
- Enclosed rear garden
- No upward chain

Offers in region of £190,000



A well laid out bungalow for the over 60's, built in 2000, in a lovely walkway position. With a private enclosed rear garden. Sold on a 75% shared ownership basis. The village centre and local surgery are a short walk away.

Entrance porch Glazed door to:

Entrance hall Two single fitted cupboards, access to loft space, radiator.

Kitchen 11'10" x 10'2" (3.61 m x 3.10 m) Fitted range of units with work surface, inset single drainer stainless steel sink unit, drawer line base units. Continuation of worksurface and further base units. Gas cooker point, matching wall mounted cupboards. Window to the front wall, mounted gas fired heating boiler, radiator.

Sitting room 17'1" x 9'10" (5.21 m x 3.00 m) Door to the rear garden, windows to the rear, radiator.

Bedroom one 12'6" x 10'2" (3.81 m x 3.10 m) Window to the rear, radiator, two double and one single fitted wardrobes.

Bedroom two Window to the front, radiator.

Shower wet room Pedestal wash basin, WC and shower area, radiator, window to the side and part ceramic tiled splashback.

Outside To the front, there is an enclosed garden area, with several mature shrubs and bushes, gated pedestrian side access to:

Rear garden, with patio area, at present uncultivated. Timber shed.

Tenure The property is sold on a 75% shared equity lease.

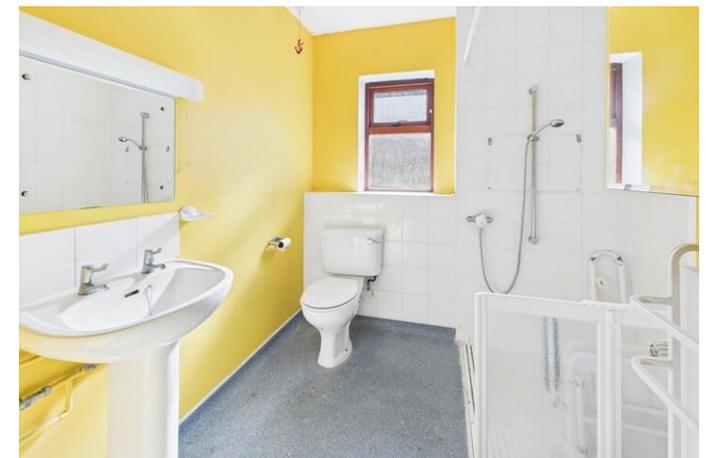
Quarterly charges for 2025/26:
Service Charge £560.37
Alarm £ 39.00
Insurance £14.94
Ground rent £6.50

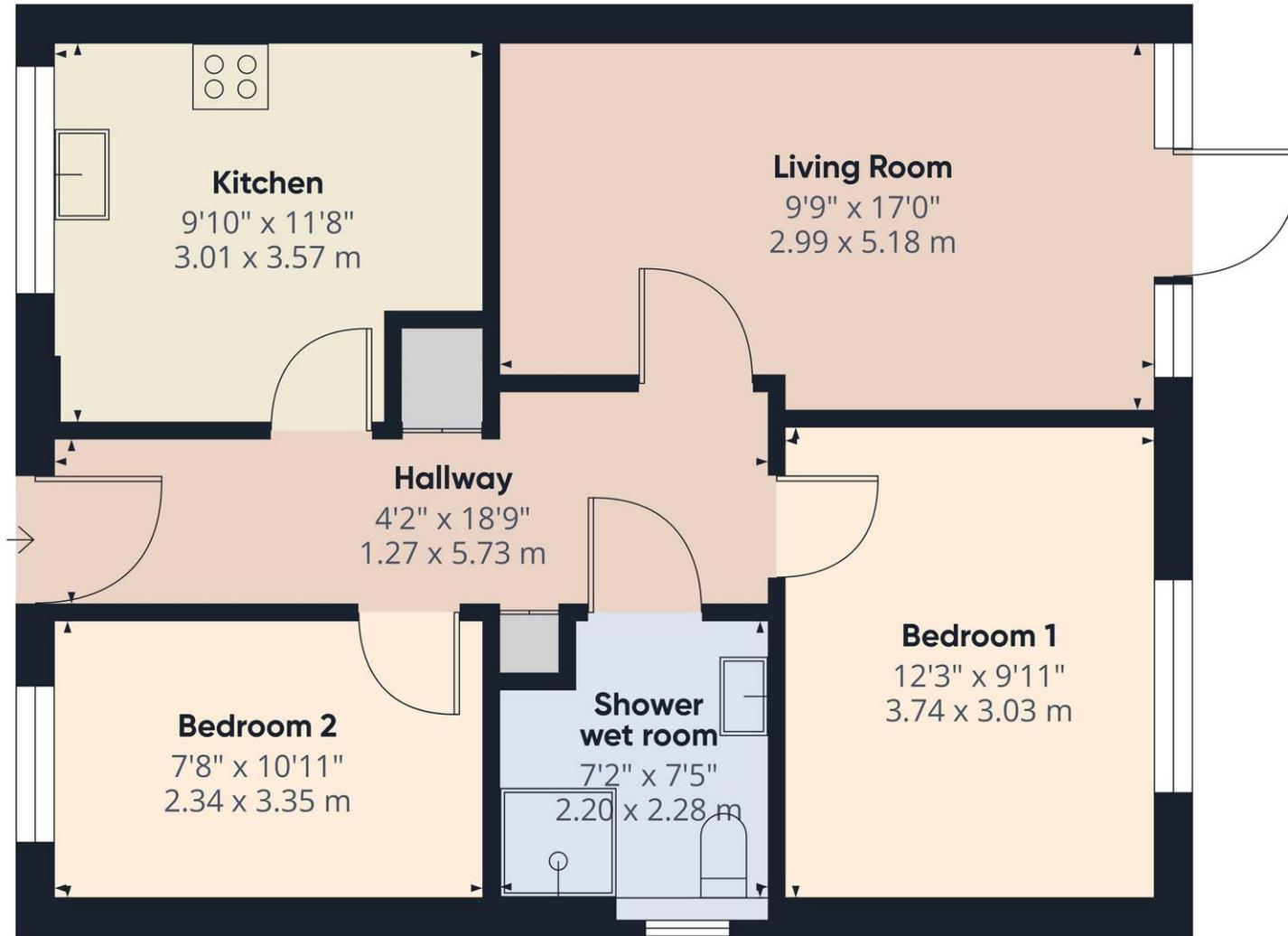
Metcalfe Lane is part of the Elm Court scheme all residents are able to use the facilities in the Communal Room should they wish to. There is no Warden but an Estate Officer from the Estate Office visits the scheme on a weekly basis.

Services All mains services are connected

Council Tax Band C

Viewing By Arrangement with Pocock + Shaw





Approximate total area

627.11 ft²
58.26 m²

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
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

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