



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 work surface 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

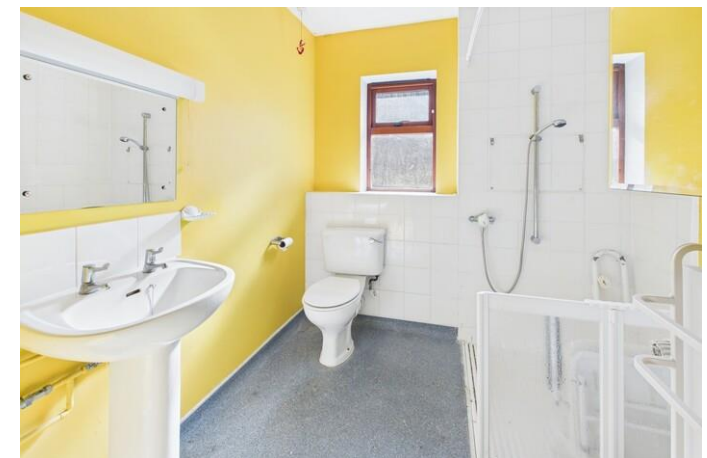
Ground rent £6.50

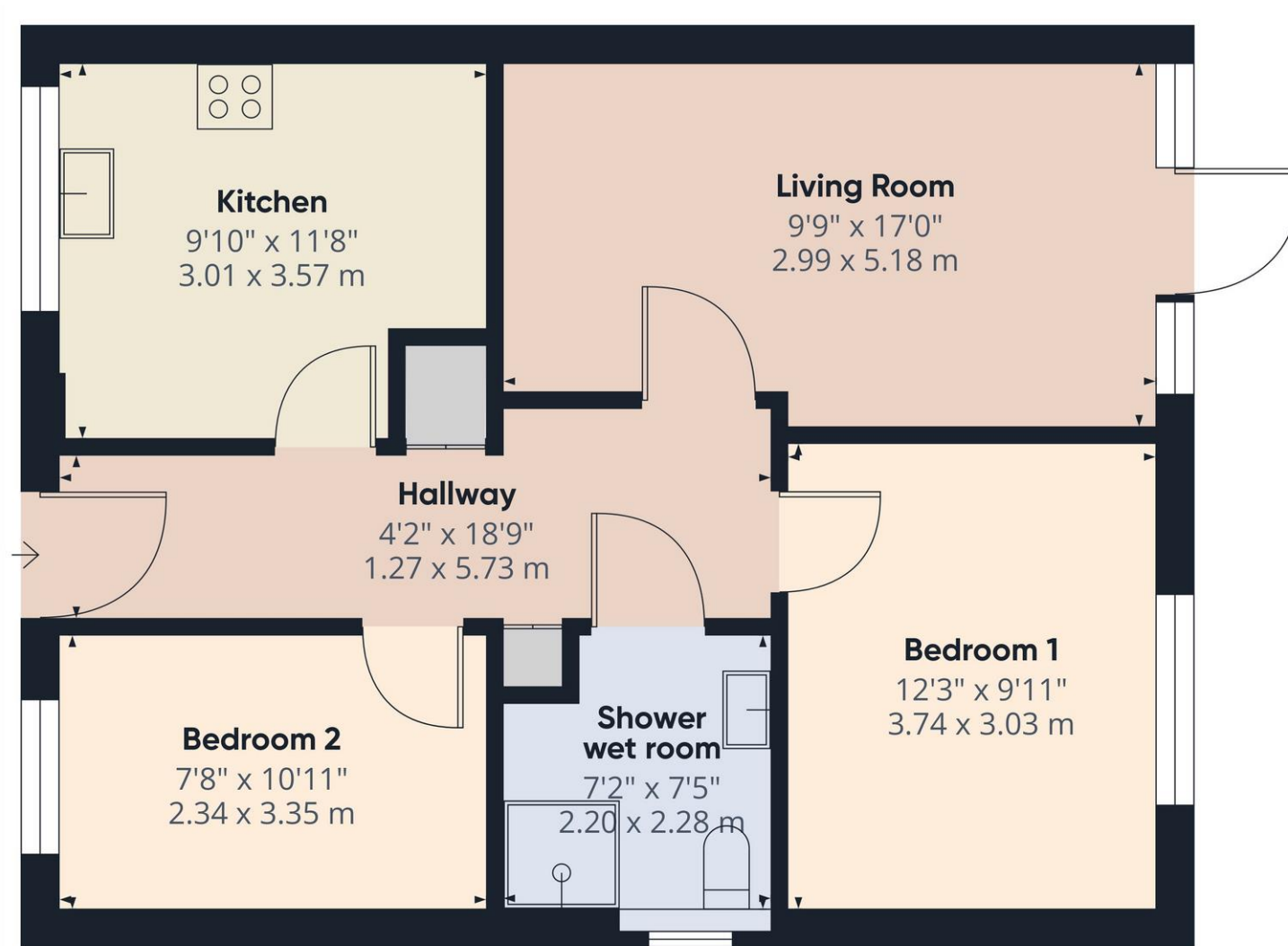
Metcalfe Lane is part of the Elm Court scheme all residents are able to use the facilities in the Communal Room should they wish to. There is no Warden but an Estate Officer from the Estate Office visits the scheme on a weekly basis.

**Services** All mains services are connected

**Council Tax** Band C

**Viewing** By Arrangement with Pocock + Shaw





#### Approximate total area

627.11 ft<sup>2</sup>

58.26 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>		
(55-68) <b>D</b>	70	
(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