



Wisbeys Yard, Haslingfield
CB23 1NF

Pocock+Shaw

6 Wisbeys Yard
Haslingfield
Cambridge
Cambridgeshire
CB23 1NF

A well presented and very spacious two bedroom bungalow sold on a 75% shared basis with SCDC, for the over 60's.

- Porch
- Entrance hall
- Sitting room
- Fitted kitchen
- Bathroom
- Two bedrooms
- Store room
- Enclosed rear garden

Shared Ownership £240,000



A well presented and very spacious two bedroom bungalow, ideally located at the end of a residential cul de sac, close to the village centre. Sold on a 75% shared basis with SCDC, for the over 60's. With a well fitted kitchen, bathroom and useful store room and small enclosed rear garden backing onto a small open space.

Porch Glazed entrance door to:

Entrance hall Radiator, access to loft space.

Store room 4'7" x 3'11" (1.40 m x 1.19 m) Pendant light point.

Sitting room 16'1" x 10'6" (4.90 m x 3.20 m) Window to the front, radiator.

Kitchen 12'2" x 7'7" (3.71 m x 2.31 m) Fitted range of units with inset stainless steel sink unit, work tops, range of built in cupboards and drawers, matching wall cupboards, radiator, gas and electric cooker points, plumbing for washing machine, half glazed rear entrance door. Window to the rear,

Bedroom one 14'9" x 8'2" (4.50 m x 2.49 m) Window to the front, radiator.

Bedroom two 8'10" x 7'10" (2.69 m x 2.39 m) Window to the rear, radiator.

Bathroom Fitted white suite with pedestal wash basin, close coupled WC and bath. Part ceramic tiling to the walls. Single airing cupboard. Window to the rear.

Outside Open plan front lawn area. Pedestrian shared access to the rear.

Rear garden 21'0" x 16'6" (6.40 m x 5.03 m) Enclosed garden, with paved area. Flower and shrub borders.

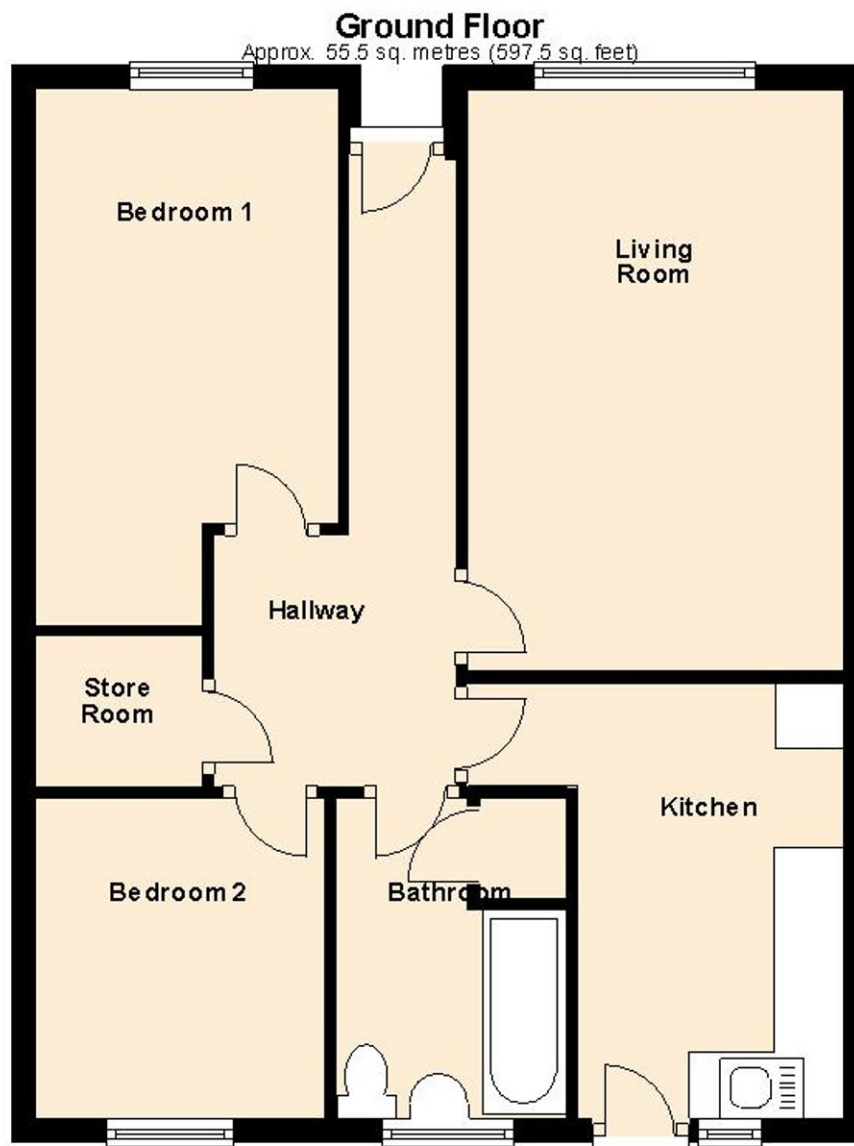
Tenure Leasehold. 75% shared basis. 125 year lease from 04/07/2013 (approx. 113 years remaining)
Service charge: £445.56 per quarter
Buildings insurance: £13.04 per quarter
Ground rent: £6.50 per quarter

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) A			90
(81-91) B			
(69-80) C		73	
(55-68) D			
(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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