



Queens Close, Harston, Cambridgeshire  
CB22 7QW

**Pocock + Shaw**



69 Queens Close  
Harston  
Cambridge  
Cambridgeshire  
CB22 7QW

A one bedroom terraced bungalow, for the over 60's and sold on a 75% shared basis with SCDC. Set in a cul de sac position, with communal parking and a small low maintenance courtyard style rear garden. No upward chain.

- Porch
- Entrance hall
- Sitting room
- Double bedroom
- Kitchen
- Shower wet room
- Enclosed rear garden
- 75% Shared ownership

Shared Ownership £157,500



Located in the popular village of Harston just to the south of Cambridge, this well presented, and one bedroom bungalow, is for the over 60's and sold on a 75% shared basis with SCDC. Set in the corner of this cul de sac, with communal parking and a small low maintenance courtyard style rear garden. No upward chain.

**Glazed entrance door to:**

**Entrance hall** Radiator, single cupboard.

**Sitting room** 16'8" x 13'6" (5.08 m x 4.11 m) Window to the rear, door to rear garden, radiator.

**Kitchen** 11'8" x 5'8" (3.56 m x 1.73 m) Fitted units with work surface, single drainer stainless steel sink unit. Space for electric cooker and space and plumbing for washing machine. Wall cupboards, window to the front.

**Shower wet room** White wall mounted wash basin and close coupled WC, shower area, part ceramic tiling to the walls, window to the front.

**Bedroom** 13'1" x 8'8" (3.99 m x 2.64 m) Window to the rear, radiator.

**Outside** There is an open plan lawned area to the front. Shared pedestrian rear access. Enclosed small garden area.

**Services** All mains services are connected

**Tenure** Leasehold. 75% shared ownership.  
Service charge: £260.55 per 1/4 year  
Buildings insurance: £13.87 per 1/4 year  
Ground rent : £6.50 per 1/4 year.

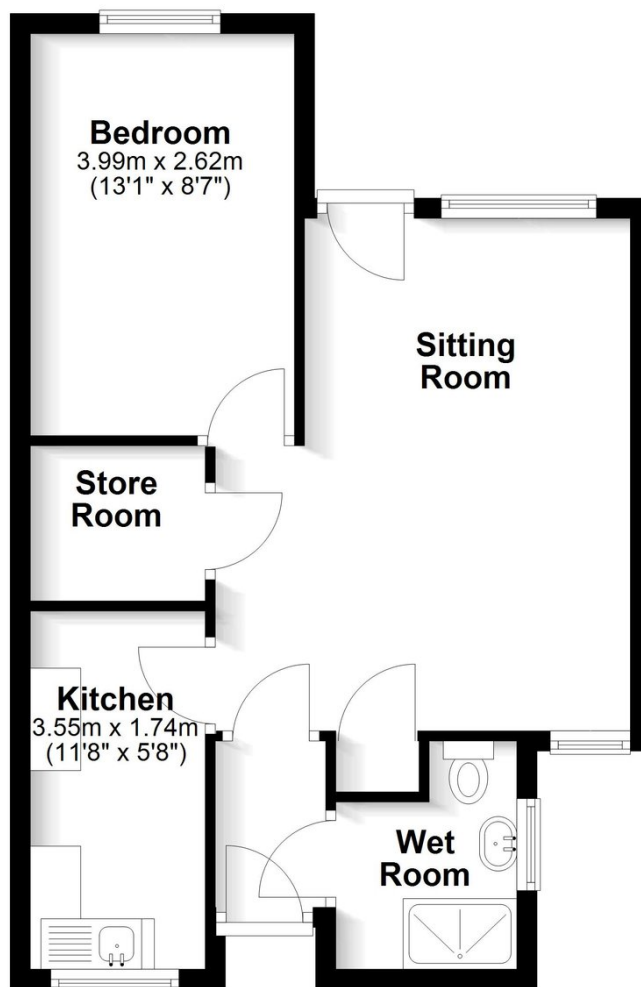
**Council Tax** Band B

**Viewing** By Arrangement with Pocock + Shaw



## Ground Floor

Approx. 45.7 sq. metres (491.8 sq. feet)



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