



Nursery Way, Comberton
CB23 7EL

Pocock+Shaw

1 Nursery Way
Comberton
Cambridge
CB23 7EL

A very well presented two bedroom bungalow sold on with 75% share via SCDC, for the over 60s.

- Lounge
- Re-fitted Kitchen
- Shower wet room
- Two good sized bedrooms
- Chain free
- 75% shared ownership for the over 60's
- Private and Communal gardens
- Electric heating
- Further on-site community facilities

Shared Ownership £237,750



Built in the 1990's of a traditional construction and restricted to the over 60's, in an attractive setting tucked away in a cul de sac position. The bungalow has been redecorated throughout and benefits from new floor coverings and a refitted kitchen. The property is a level walk from the village centre with a number of shops, post office, village hall, the co-op, and the Three Horseshoes public house

Hallway Double glazed door to the front, storage heater, loft access

Living Room 15'3" x 9'4" (4.65 m x 2.84 m) Double glazed window to the front, storage heater

Kitchen Breakfast Room 19'9" x 7'2" (6.02 m x 2.18 m) Range of refitted wall and base units, worktops with inset sink with mixer tap, tiled splashbacks, stainless canopy cooker hood with space for appliance, double glazed door and window to the garden, storage heater

Bedroom 1 15'3" x 9'0" (4.65 m x 2.74 m) Double glazed window to the front, wall mounted electric heater

Bedroom 2 12'7" x 7'5" (3.84 m x 2.26 m) Double glazed window to the rear, storage cupboard, airing cupboard with recently replaced hot water cylinder

Wet room 8'0" x 7'5" (2.44 m x 2.26 m) WC, panel bath, wall mounted shower and controls with tiled surround, wash basin, double glazed window to the rear

Outside The rear garden is approximately 21ft and features a brick outhouse (6'4x5), well planted and mature selection of plants and shrubs along with gated pedestrian access

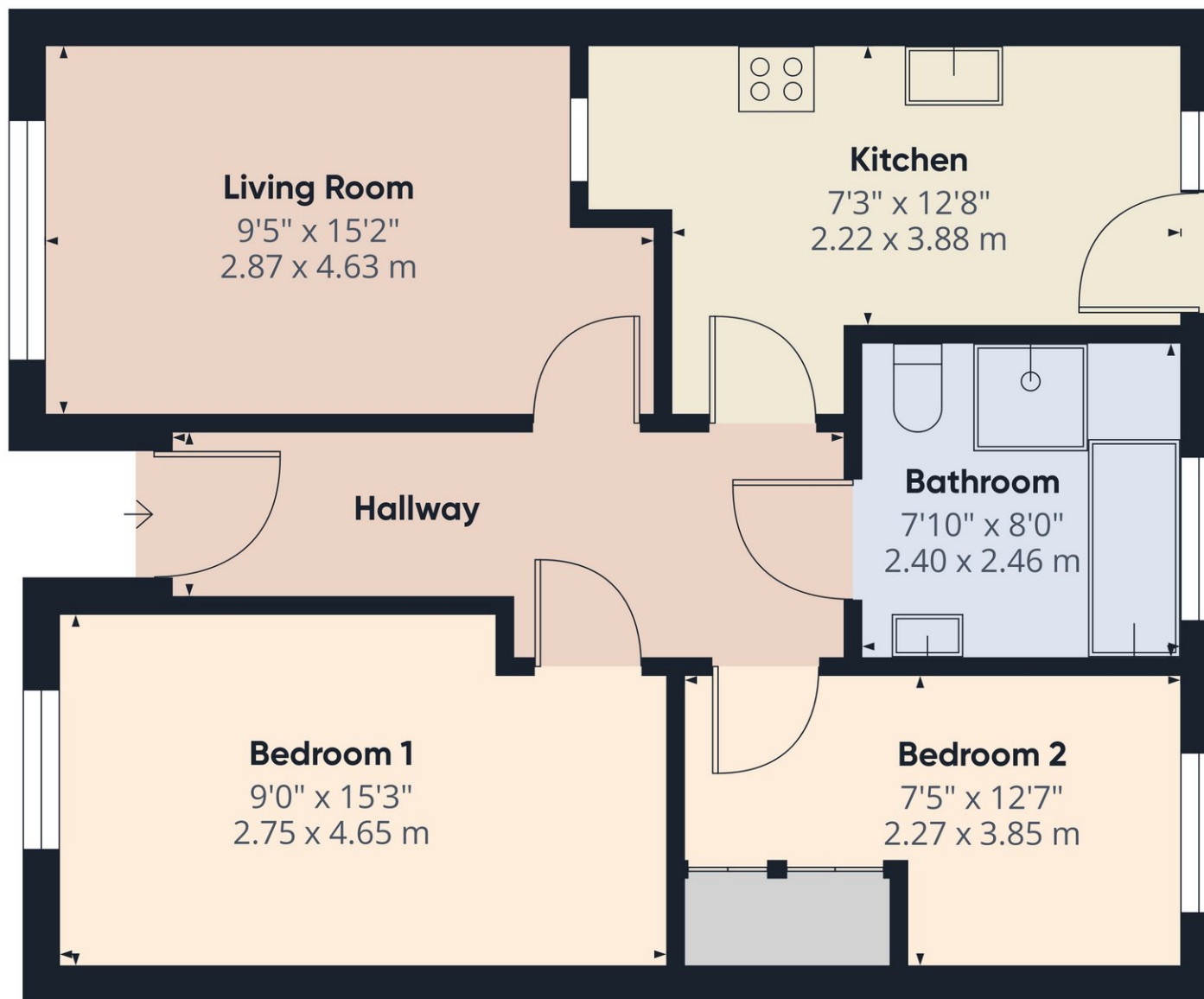
There is a community centre which offers coffee mornings, clothes washing and drying facilities along with pre-bookable overnight accommodation

Tenure The property is leasehold. 125 year lease from 11/02/2008 (approx. 107 years left).
Service charge is £371.07 per quarter
Buildings insurance is £ £16.00 per quarter
Ground rent is £6.50 per quarter

Council Tax Band B

Viewing By Arrangement with Pocock + Shaw





Approximate total area

622 ft²

57.8 m²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	61	
(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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