



Huntingdon Road, Sawston  
CB22 3LG

Pocock + Shaw

35 Huntingdon Road  
Sawston  
Cambridge  
Cambridgeshire  
CB22 3LG

A well presented one bedroom mid terraced bungalow, built of traditional construction in 1964. Sold on a 50% share. With lounge and dining area, double bedroom and fitted kitchen.

- Covered porch
- Entrance lobby
- Sitting room
- Dining room
- Kitchen
- Double bedroom
- Bathroom
- Gas radiator heating
- Enclosed rear garden
- 50% shared ownership with SCDC

Shared Ownership £145,000



Located on a residential road, close to the High Street, with numerous shops, and amenities. This well presented one bedroom mid terraced bungalow, built of traditional construction in 1964 is sold on a 50% share with SCDC. Lounge and dining area, double bedroom and fitted kitchen, bathroom and small enclosed rear garden.

**Covered entrance porch** Glazed entrance door to:

**Lobby** Radiator, meter cupboard. Door to:

**Sitting room** 12'9" x 10'6" (3.89 m x 3.20 m) Radiator, window to the front. opening to:

**Dining room** 7'5" x 7'2" (2.26 m x 2.18 m) Window to the rear, radiator.

**Inner hall** Double cupboard, with wall mounted gas fired heating boiler. Access to loft space.

**Kitchen** 8'1" x 6'1" (2.46 m x 1.85 m) Fitted range of units with work surface, inset single drainer stainless steel sink unit, base unit. Space for electric cooker. Part ceramic tiled splashback, two wall mounted cupboards. Window to the rear and door to the rear garden.

**Bedroom** 12'5" x 9'8" (3.78 m x 2.95 m) Radiator, window to the front.

**Bathroom** Fitted white suite with pedestal wash basin, close coupled WC and bath. Fitted Mira shower, radiator.

**Outside** There is a small enclosed front garden with paved pathway, timber fence and gate to front boundary. To the rear there is a lawned garden with shared pedestrian rear access.

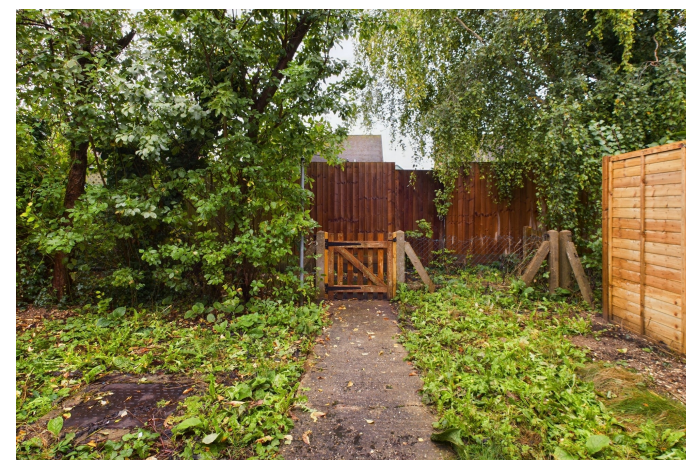
**Services** All mains services are connected

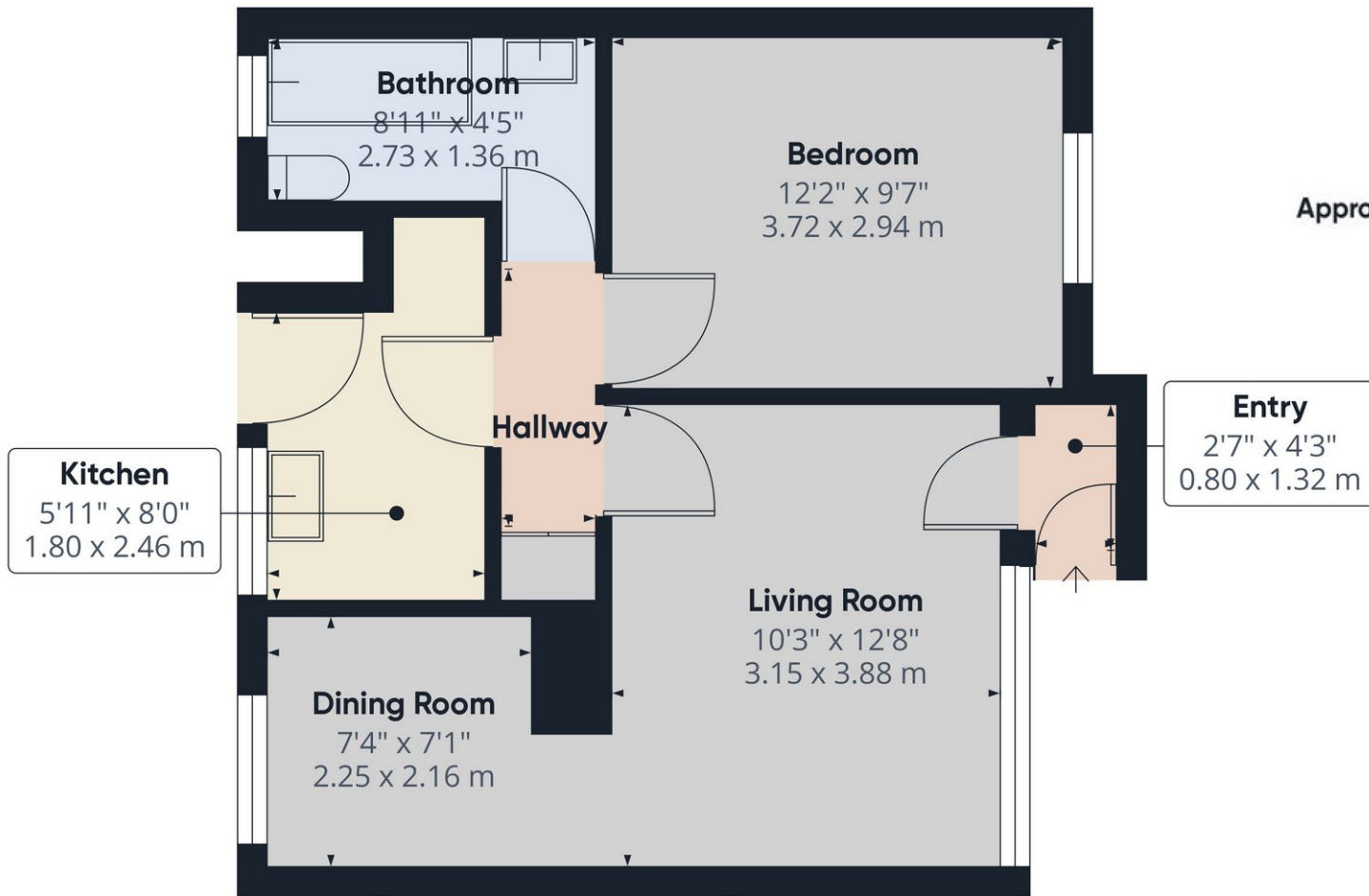
**Tenure** Leasehold. 50 % shared basis. Service charge @£40 pa. Rent on the 50% not owned @ £57.48 per week.

**Agents note** This property does not form part of the sheltered scheme and has not any age criteria.

**Council Tax** Band C

**Viewing** By Arrangement with Pocock + Shaw





Approximate total area

444.44 ft<sup>2</sup>

41.29 m<sup>2</sup>

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		89
(69-80)	<b>C</b>	69	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			

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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