



43 Squires Close  
Cambridge, CB4 1DJ

**Guide price £275,000 for a 55% share.**





## 43 Squires Close

Cambridge, CB4 1DJ

- 55% shared ownership
- Good size family home
- Garden and carport
- EPC rating B

A large 3-bedroom family home in a popular and convenient location with a garden, a carport, available on a shared ownership 55% share.

Squires Close is in a popular location close to local amenities and just 1/2 a mile from the river and 7 minutes by bike to Cambridge North Station.

This attractive modern home has accommodation of 1000 sq. ft, which is well presented and spacious. It includes a good-sized living room with a bay window to the front aspect, a lovely open-plan kitchen/dining room with double doors to the garden. The kitchen area is well-appointed with base and eye-level cupboards, an oven, a hob, and an extractor, plus space for appliances. There is an entrance hall and also an internal hallway with a large walk-in storage/utility cupboard and a good-sized cloakroom and WC.

Upstairs, there are three bedrooms, two doubles and a good single. The bathroom has







white sanitaryware and includes a bath with a shower over, a basin and WC, wall tiling and a towel rail.

The house has double glazing and gas central heating, and Mechanical Ventilation Heat Recovery (MVHR).

At the front, there is an enclosed garden, and at the side of the house is a carport and parking for two cars. Gated access leads to the rear garden, which is a good size and mainly lawn with a patio adjoining the house. There are flower and shrub beds and a timber shed.

This is a 55% shared ownership property with The Hundred Houses Society, all purchasers must be first time buyers in full-time employment, pass the financial checks and be eligible for shared ownership. We recommend taking a look at the Capital Funding Guide: <https://www.gov.uk/guidance/capital-funding-guide/1-shared-ownership>. Further details available on request.

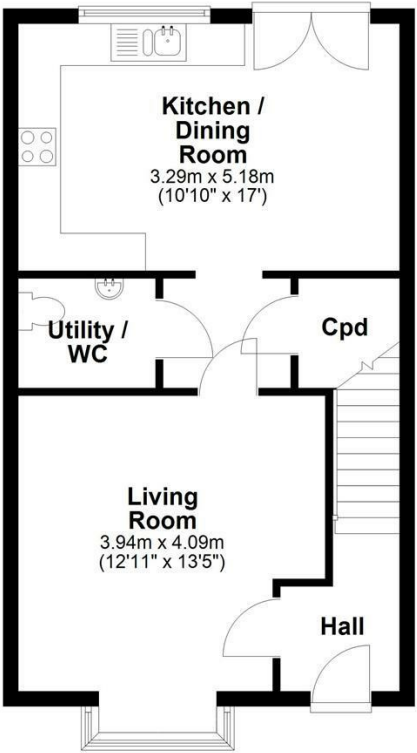
The current rent is £637.99 PCM and service charge is £18.25 PCM.





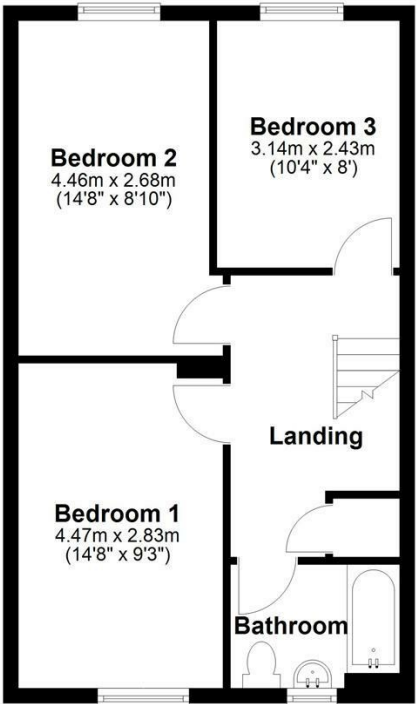
**Ground Floor**

Approx. 46.3 sq. metres (498.7 sq. feet)



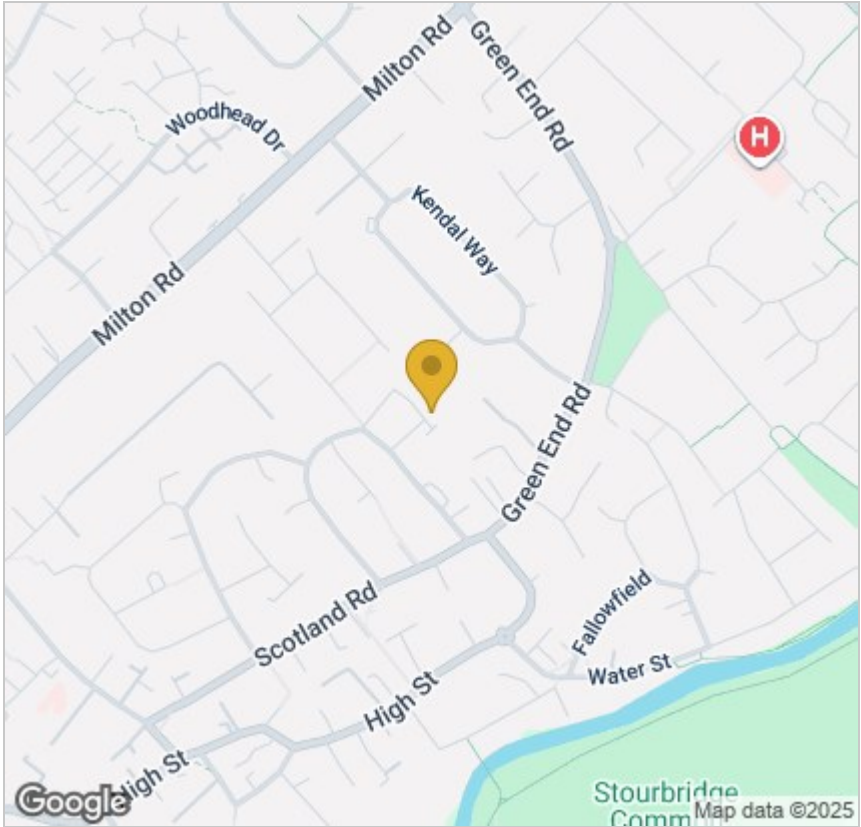
**First Floor**

Approx. 46.6 sq. metres (501.9 sq. feet)

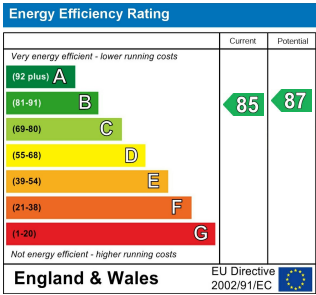


Total area: approx. 93.0 sq. metres (1000.6 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.



**Energy Efficiency Graph**



Tenure: Leasehold 118 years remaining.  
Shared ownership 55% share. Rent including Service Charge: £656.25 PCM.  
No Ground Rent.

Council tax band: D

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**Cambridge Victoria**  
154-156 Victoria Road, Cambridge CB4 3DZ  
01223 439 888 theteam@grayandtoynbee.com

**Cambridge South**  
Adkins Corner, Perne Road, Cambridge CB1 3RU  
01223 439 555 theteam@grayandtoynbee.com

**Waterbeach**  
17 High Street, Waterbeach, CB25 9JU  
01223 949 444 waterbeach@grayandtoynbee.com