

Queens Close, Harston
CB22 7QN

Pocock + Shaw

116 Queens Close
Harston
Cambridge
Cambridgeshire
CB22 7QN

A two bedroom mid terraced bungalow for the over 60's sold on a 75% shared basis with SCDC. Set in a residential cul de sac position with a rear garden and ample parking to the front. No upward chain.

- Hall with boiler cupboard
- Sitting room
- Kitchen
- Shower room
- Two bedrooms
- Gas radiator heating
- Private rear garden
- 75% shared ownership
- No onward chain
- Ample parking to the front

Shared Ownership £195,000









A good sized mid terraced two bedroom bungalow for the over 60's just over 5 miles south of Cambridge. Set on a lovely end of cul de sac postion, with a small manageable rear garden. Kitchen, sitting room, two bedrooms and shower room. Sold on a 75% shared ownership basis.

Recessed entrance porch Glazed entrance door to:

Entrance hall Radiator, single boiler cupboard.

Sitting room 14'1" x 10'8" (4.29 m x 3.25 m) Window to the front, radiator. Oak block effect flooring.

Kitchen 11'7" x 9'4" (3.53 m x 2.84 m) Refitted range of units set under a contrasting work surface, inset single single drainer stainless steel sink unit, range of drawer line base units. Part ceramic tiled splashback and matching wall cupboards. Window to the rear, and glazed door to the rear garden. Radiator.

Bedroom one 10'10" x 10'4" (3.30 m x 3.15 m) Window to the rear, radiator and single fitted cupboard.

Bedroom two 10'9" x 7'7" (3.28 m x 2.31 m) Window to the front, radiator and single fitted cupboard.

Shower wet room Fitted suite with wall mounted wash basin, close coupled wc and shower area, radiator and window to the rear.

Outside There is a small open plan garden to the front with lawn, shared pedestrian access to the rear. An enclosed well rear garden, with hedge and fencing to the boundaries. Patio area.

Services All mains services are connected

Tenure The property is Leasehold.

The maximum amount that can be purchased on the scheme is 75% with the Council retaining a 25% share. There is no rent payable on the remaining 25%. However, the leaseholder does pay a variable quarterly service charge to the Council.

The Service Charge for 2026/7
Service charge £249.33 per quarter
Buildings Insurance £17.10 per quarter
Ground Rent £6.50 per quarter
Total £272.93 per quarter

Council Tax Band B

Viewing By Arrangement with Pocock + Shaw

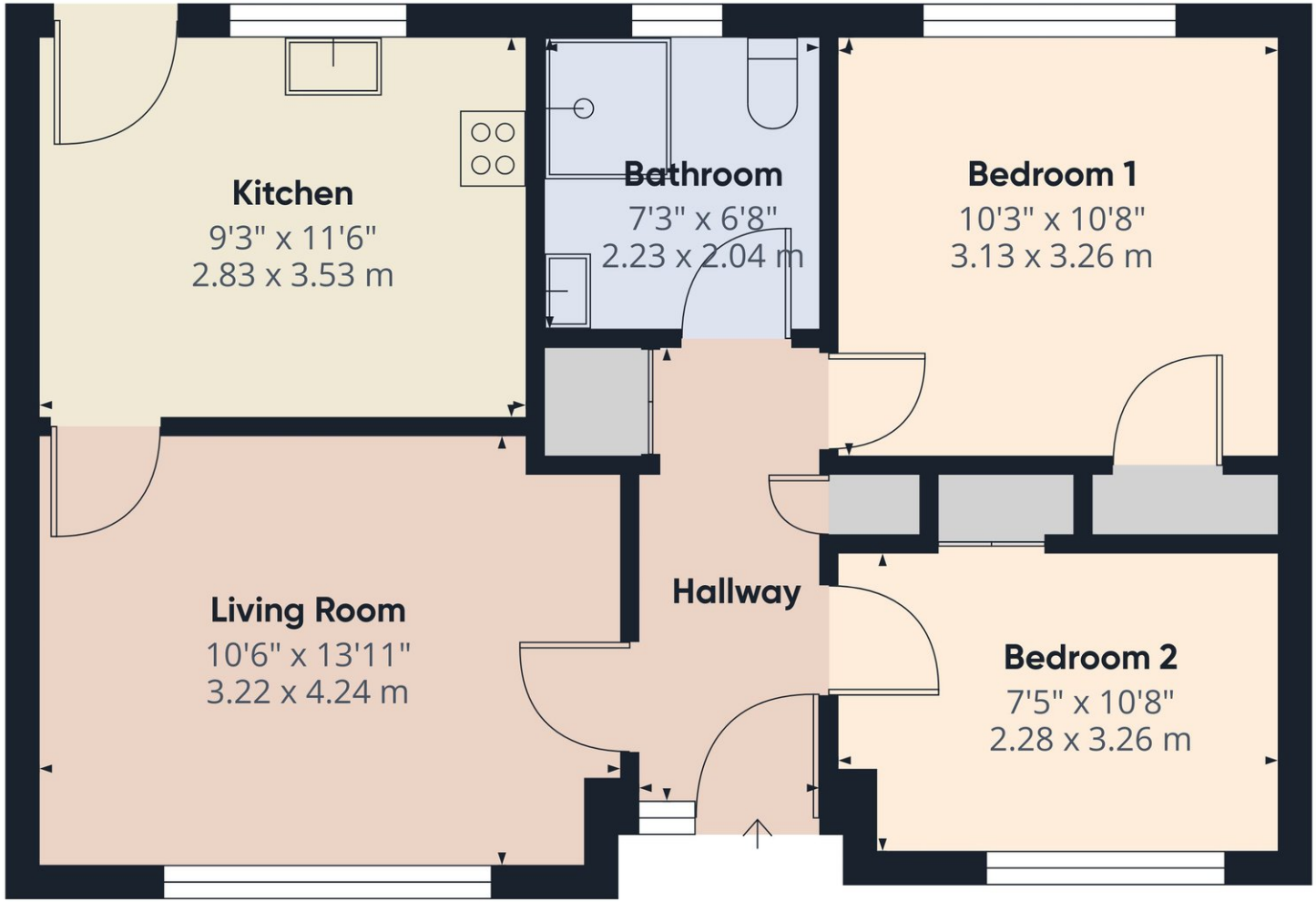












Approximate total area

560 ft²

52.1 m²

EPC awaited

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

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