



Franklin Gardens, Cottenham, CB24 8QW



pocock & shaw

Residential sales, lettings & management

3 Franklin Gardens
Cottenham
Cambridgeshire
CB24 8QW

75% shared ownership retirement bungalow in a cul-de-sac close to the High Street in a popular village with excellent amenities.

- Hall
- Living room
- Kitchen
- Shower room
- 2 bedrooms (one used as dining room)
- Store
- Gas central heating
- Double glazing
- lay-by parking (unallocated)
- Occupiers to be at least 60 years of age

Price: £161,250 for 75% share

Draft Particulars

All information subject
to confirmation by the
vendor



Cottenham is a large and popular village situated about 6 miles north of Cambridge with a good road connection providing easy access to the A.14, M.11, Cambridge Science and Business Parks etc. The village is served with a good range of local facilities including a post office, butchers, bakers and also doctor and dental surgeries.

Franklin gardens is a cul-de-sac situated off Lyles Road which, in turn, links the High Street with Harlestons Road. There is a short footpath that leads from the end of the cul-de-sac to the High Street.

This retirement bungalow is one of a group in a sheltered scheme built in the 1980s for South Cambridgeshire District Council with occupation restricted to persons over 60 years of age. It is being sold on a shared ownership basis to provide an opportunity for retired people to buy their own home at an affordable price level. The Council retains a 25% share but no rent is charged for this. The bungalow is of traditional brick cavity construction and has uPVC double glazing and gas central heating.

The bungalow stands well back from the road, there are unallocated parking bays to the front and within the scheme there is a small community centre for use by the residents.

CANOPY PORCH

ENTRANCE HALL with uPVC double glazed entrance door, radiator and access to roof space.

LIVING ROOM 16' 0" x 15' 5" (4.88m x 4.7m) with radiator and freestanding fire surround with electric fire.

KITCHEN 12' 1" x 7' 5"min (3.68m x 2.26m) with work surfaces with cupboards and drawers under, inset sink unit, tiled surrounds, wall cupboards, plumbing for washing machine, vinyl flooring, radiator and uPVC door to

LEAN-TO TIMBER FRAMED PORCH 6' 5" x 5' 3" (1.96m x 1.6m) with door to garden.

SHOWER ROOM with large shower with thermostatic shower unit, hand basin, wc, radiator, vinyl flooring and cupboard with gas combi boiler.

BEDROOM 1 14' 11" x 8' 7" (4.55m x 2.62m) with radiator.

BEDROOM 2 8' 10" x 7' 11" (2.69m x 2.41m) with radiator. Currently used as a dining room.

STORE ROOM 4' 8" x 4' 0" (1.42m x 1.22m) with shelving and radiator.

OUTSIDE

ENCLOSED REAR GARDEN 40' (12.2m) deep with patio, lawn, shrubs, path, brick built store and rear gate.

SERVICES All main services.

COUNCIL TAX BAND C

TENURE The property is leasehold for a term of 125 years from 2013 at an annual ground rent of £26. Buildings insurance is £5.50 per quarter and the service charge, which covers the upkeep of the common areas, etc, is currently £161.77 per quarter. There is a portable pendant emergency alarm system available at a cost of £39 per quarter (optional).

VIEWING by arrangement with Pocock & Shaw

R/17074



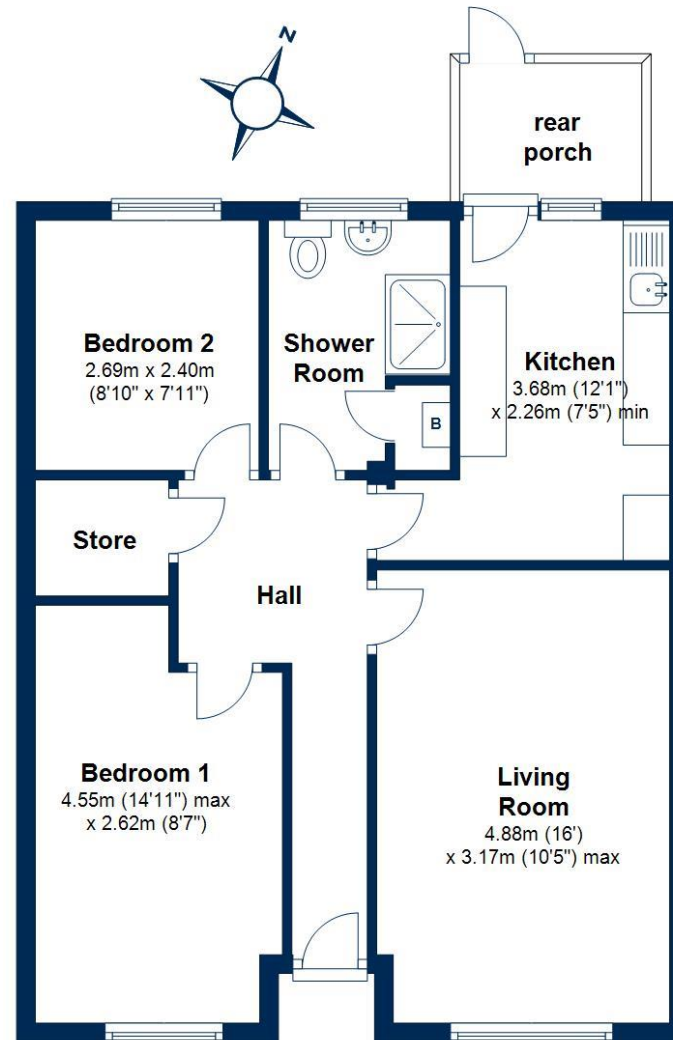
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(92-100) A	92
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D	68	(55-68) D	69
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England, Scotland & Wales	EU Directive 2002/91/EC	England, Scotland & Wales	EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Floor Plan

Approx. 58.0 sq. metres (624.6 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

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