



Denson Close, Waterbeach
CB25 9RN

Pocock + Shaw

2 Denson Close
Waterbeach
Cambridge
Cambridgeshire
CB25 9RN

A good sized two bedroom semi detached bungalow, ideally located in the heart of this popular village in a purpose built sheltered scheme for the over 60's. Set on a corner plot, with south facing rear garden and driveway parking.

- Porch
- Entrance hall
- Sitting room
- Well fitted kitchen
- Conservatory
- Two bedrooms
- Enclosed rear garden
- Driveway parking
- 75% ownership

Shared Ownership £210,000



A good sized two bedroom semi detached bungalow, ideally located in the heart of this popular village in a purpose built sheltered scheme for the over 60's. Just a short walk from various shops and general village amenities including the main line railway station.

Set on a corner plot, with driveway to the side, conservatory and south facing rear garden.

This retirement bungalow is one of a group in a sheltered scheme built in 1991 for South Cambridgeshire District Council with occupation restricted to persons over 60 years of age.

It is 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.

Porch Glazed entrance door to:

Entrance hall Radiator. Door to:

Store 4'7" x 3'10" (1.40 m x 1.17 m) Pendant light point.

Sitting room 16'1" x 10'4" (4.90 m x 3.15 m) Window to the front, radiator and coved cornice.

Kitchen 11'1" x 10'2" (3.38 m x 3.10 m) Well fitted range of units with wood effect work surface, inset single drainer stainless steel sink unit, range of base units. Inset four burner gas hob, single oven, range of matching wall units and extractor. Continuation of work surface with further drawer line base units. Space and plumbing for washing machine. Window and door to the rear garden.

Conservatory 13'1" x 10'7" (3.99 m x 3.23 m) Sealed unit double glazed windows to the rear and side, double French doors to the rear garden.

Bedroom one 14'6" x 8'6" (4.42 m x 2.59 m) Window to the front, radiator.

Bedroom two 9'1" x 7'11" (2.77 m x 2.41 m) Window to the rear, radiator.

Bathroom Refitted white suite with counter set wash basin double cupboard beneath, enclosed cistern WC

and tiled corner shower cubicle. Hated towel rail/radiator. Window to the rear.

Outside To the front, there is an open plan garden area, with driveway to the side and front, providing off road parking, access to an enclosed rear garden, with lawn. Fencing to the side and rear boundaries.

Services All mains services are connected.

Tenure The property is Leasehold. 125 year lease from 22/08/2011. A clause in the lease does not allow a mortgage be raised on this property

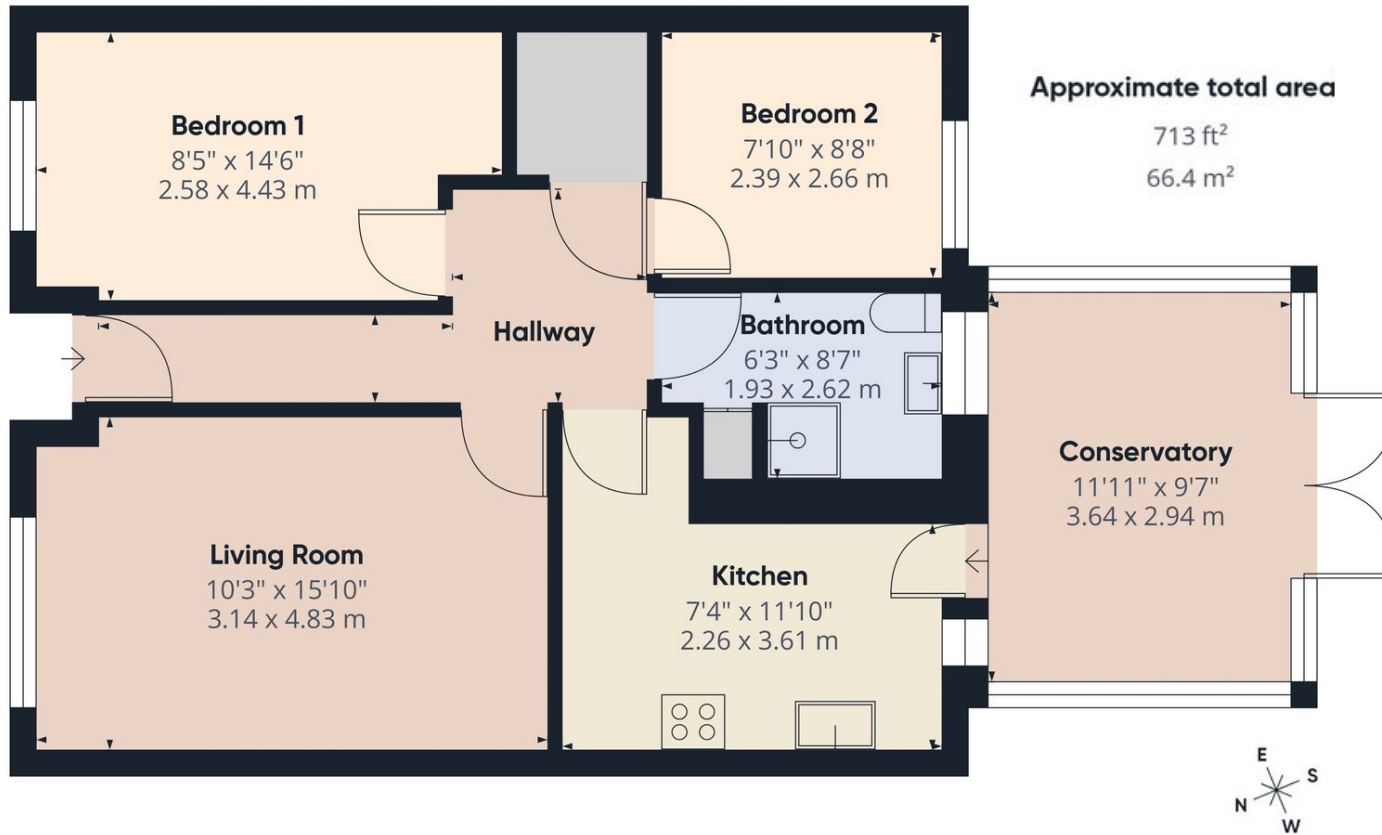
Service charge - £316.83 per quarter
Buildings insurance - £14.94 per quarter
Ground rent - £6.50 per quarter

Viewing By prior appointment with Pocock + Shaw

Council Tax Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	67	
(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