

High Street, Balsham
CB21 4EP

Pocock + Shaw

79 High Street
Balsham
Cambridge
Cambridgeshire
CB21 4EP

A very well presented two bedroom semi detached bungalow for the over 60's sold on a 75% shared basis with SCDC. Set in a this lovely village location with an enclosed rear garden and no upward chain.

- Hall
- Sitting room
- Refitted kitchen
- Shower room
- Two bedrooms
- Oil fired radiator heating system
- South facing rear garden
- Sold on a 75% shared basis

Shared Ownership £187,500









A lovely village location to the east of Cambridge just 10 miles from both Cambridge and Newmarket. This well presented two bedroom semi detached bungalow is for the over 60's and is sold on a 75% shared basis with SCDC.

With a well fitted kitchen and shower room, oil fired radiator heating and south facing rear garden.

Covered porch Part glazed entrance door to:

Entrance hall with single storage cupboard and airing cupboard housing the hot water tank, radiator and beech laminate flooring. Door to:

Sitting room 15'10" x 10'4" (4.83 m x 3.15 m) Window to the front, radiator.

Bedroom one 12'1" x 10'3" (3.68 m x 3.12 m) Window to the rear, radiator, single built in cupboard and Sharps built-in wardrobe.

Bedroom two 10'2" x 7'5" (3.10 m x 2.26 m) Window to the front, radiator. single built in cupboard.

Kitchen 10'3" x 8'10" (3.12 m x 2.69 m) Refitted shaker style range of units set under a contrasting work surface, inset single single drainer stainless steel sink unit, range of base units. Part ceramic tiled splashback and matching wall cupboards. Space and plumbing for dishwasher and washing machine. Window to the rear and side, glazed door to the rear garden.

Shower room Refitted white suite with counter set wash basin, double cupboard beneath, wc and corner shower cubicle. Ceramic tiling to the walls and floor, heated towel rail radiator.

Outside The bungalow is set well back from the road, with a mature and well stocked front garden, pedestrian access to an enclosed south facing rear garden. Lawn and flower and shrub borders. Oil tank, fening to the side and rear boundaries.

Shed/store 7'9" x 5'8" (2.36 m x 1.73 m)

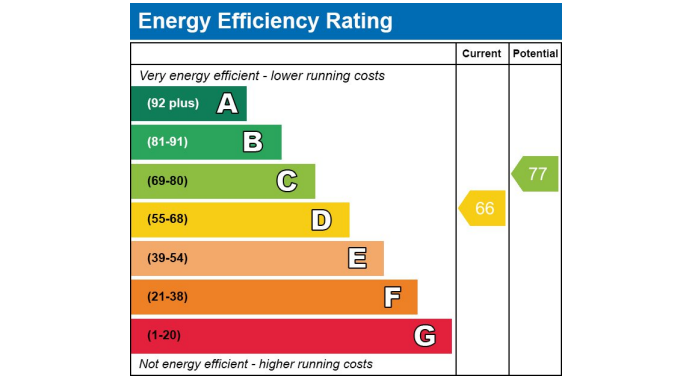
Services All mains services are connected with the exception of gas.

Tenure The property is Leasehold - 125 years from 6 November 2006.

The bungalow is sold on a 75% share, while SCDC retains the remaining 25% share.
Variable service charge - £332.60 per quarter
Ground Rent - £6.50 per quarter
Buildings Insurance - £16.86 per quarter

Council Tax Band C

Viewing By Arrangement with Pocock + Shaw

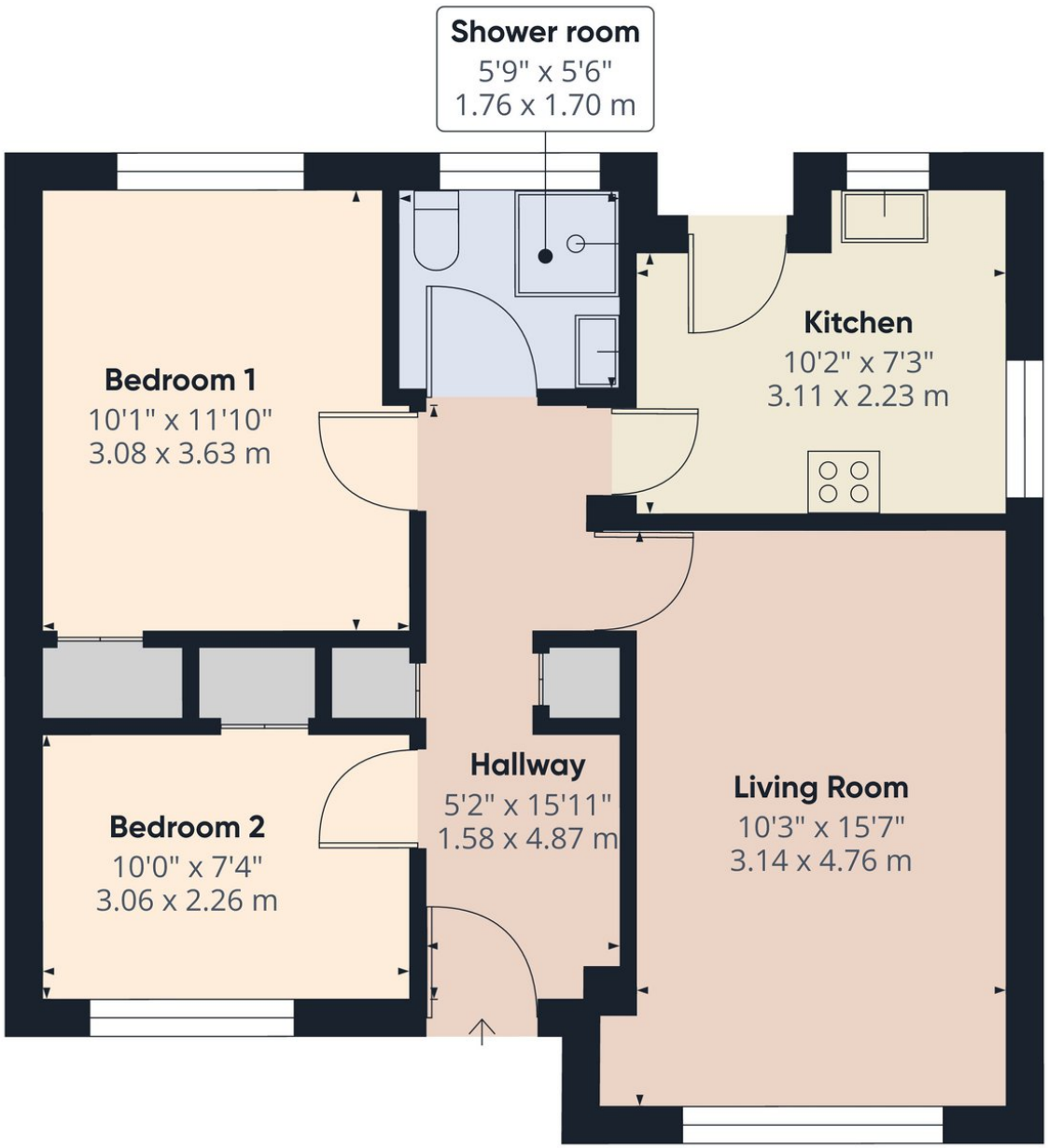














Approximate total area

571 ft²

53.2 m²

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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