



Chestnut Close, Haslingfield
CB23 1JU

Pocock+Shaw

43 Chestnut Close
Haslingfield
Cambridge
Cambridgeshire
CB23 1JU

Tucked away in a traffic free pedestrian only walk way, ideally located in the sought after village of Haslingfield, south of Cambridge City. With one bedroom, lounge, fitted kitchen and refitted sit-in shower. For the over 60's, the bungalow is sold on a 75% share with SCDC.

- Front porch area
- Entrance hall
- Sitting room/dining room
- Fitted kitchen
- Double bedroom
- Shower room
- Gas radiator heating system
- Walkway position
- Enclosed rear garden
- No upward chain

Offers in excess of £150,000



A light and airy one bedroom end of terrace bungalow, ideally located in the sought after village of Haslingfield just six miles out of the historic City of Cambridge. The bungalow is sold on a 75% share with South Cambridgeshire Council for the over 60's and is offered with no onward chain. Set in a walkway traffic free position, with a spacious lounge/dining room, fitted kitchen and refitted shower room, an enclosed rear garden, and small front garden.

Covered front porch Entrance door to:

Entrance hall Radiator, porcelain floor, single cloaks cupboard and airing cupboard housing hot water cylinder and immersion heater. door to:

Living/Dining Room 16'8" x 9'4" (5.08 m x 2.84 m) Window to the front and double patio doors to the rear garden, radiator. Continuation of tiled floor.

Kitchen 10'9" x 8'9" (3.28 m x 2.67 m) Fitted range of modern gloss white units with worksurface, inset single drainer stainless steel sink unit, single base unit and space and plumbing for washing machine and dishwasher. Further expanse of work surface with base units and space for slot in cooker. Window to the rear and door to side garden. Wall mounted Vaillant gas boiler providing domestic hot water and heating via radiators.

Bedroom 11'1" x 10'9" (3.38 m x 3.28 m) Window to the front and radiator, access to loft space, continuation of tiled floor.

Shower room White suite with pedestal wash basin, close coupled WC and sit in bath style shower unit, part ceramic tiled splashback, window to the rear.

Outside To the front there is an enclosed lawned garden, with paved pathway and fence and timber gate to boundary. Gated pedestrian access to:

Rear garden Fully enclosed garden, with pathway, lawned area and timber shed.

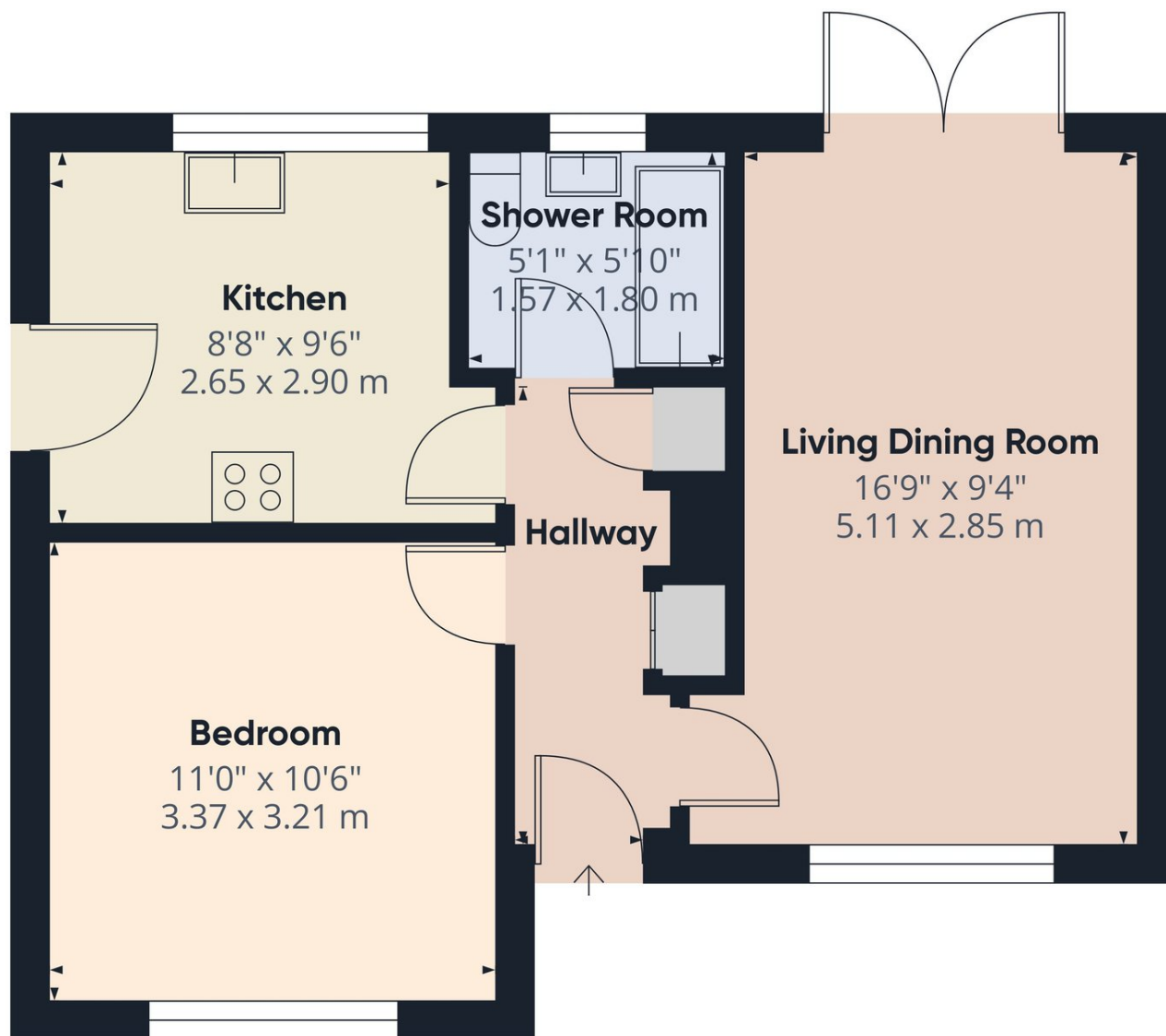
Tenure Leasehold:125 years from March 2015 (116 years remaining).
The property incurs a variable service charge, which is currently £405.06 per quarter, a ground rent of £26 per annum and a buildings insurance charge of £13.04 per quarter.

Services All mains services are connected.

Council Tax Band B

Viewing By Arrangement with Pocock + Shaw





Approximate total area

448 ft²

41.7 m²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(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. (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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