



23 Denson Close
Waterbeach, CB25 9RN

Guide price £140,000 Over 60's Shared Ownership



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- Over 60s
- Shared ownership
- 2 bedrooms
- No chain

A well positioned two-bedroom shared ownership bungalow for the over-60s, situated in a popular village location and offered with no onward chain.

The property forms part of the South Cambridgeshire shared ownership scheme and is available with a 75% share.

The accommodation would benefit from some sympathetic updating throughout and comprises an entrance hallway with a large storage cupboard, a comfortable living room featuring an electric fireplace, and a good-sized kitchen offering ample space for appliances with direct access to the rear garden.

There are two bedrooms, one a double and a single. The bathroom is fitted with a bath and shower over, WC, hand basin, and an airing cupboard housing the gas-fired boiler.

The bungalow benefits from gas central heating and triple glazing throughout.

Externally, the property enjoys a rear garden with lawned area and a useful brick-built shed.

Agents note: An annual ground rent of £1,267.32 is payable, along





with a service charge of £26 per annum. Tenure- Leasehold 125 years from 2016

Waterbeach is a popular and thriving village, at its centre is a traditional village green with a variety of shops and pubs surrounding it. There are excellent recreational facilities in the village, as well as a primary school. The village is just off the A10 which provides good access to the A14, Cambridge Science Park and the City, all of which are under 4 miles away. Waterbeach also has a railway station, which makes the village extremely popular with those needing easy access to the City and those commuting to London.

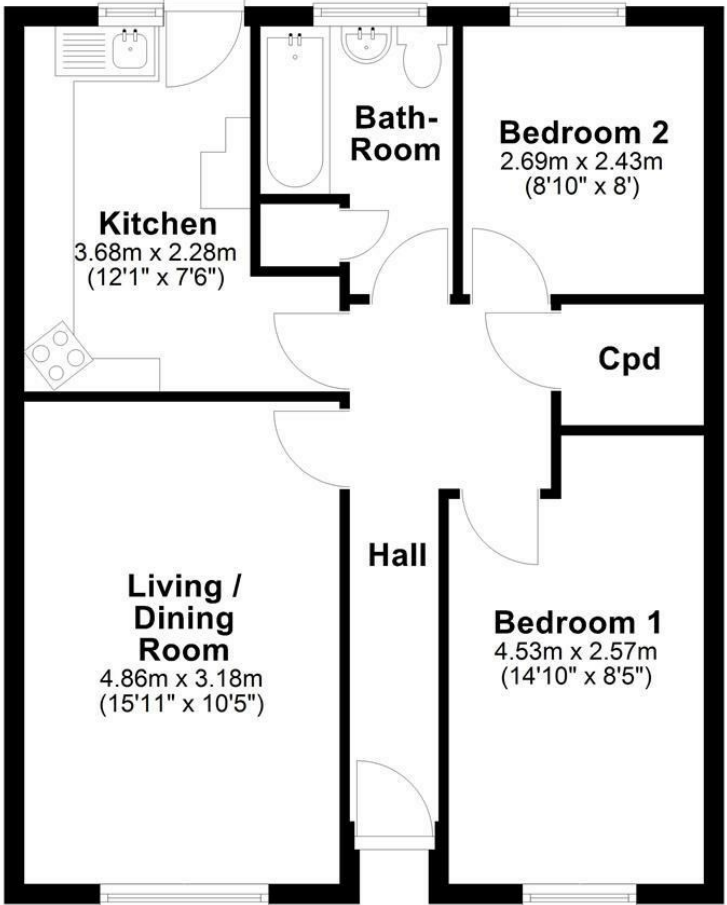
SatNav: CB25 9RN

What3words:///opposites.date.exist



Floor Plan

Approx. 58.5 sq. metres (629.5 sq. feet)

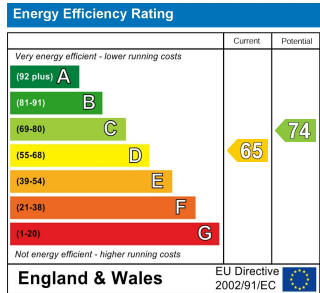


Total area: approx. 58.5 sq. metres (629.5 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Leasehold
Council tax band: C

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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