



Nursery Way, Comberton  
CB23 7EL

**Pocock+Shaw**



12 Nursery Way  
Comberton  
Cambridge  
Cambridgeshire  
CB23 7EL

A 75% shared ownership retirement end terrace bungalow fronting a quiet walkway in a popular and well served village 5 miles west of Cambridge

- Lovely and quiet location
- Living Room
- Kitchen
- Double Bedroom
- Shower Room
- Off peak electric heating
- Double glazing
- Enclosed rear garden
- Excellent local facilities
- Occupiers need to be at least 60 years of age.

Price: £235,000 for 75% share





Comberton is a highly popular village situated about 5 miles west of Cambridge with easy road access to the city, the M11 motorway, the A14 and the A428. There is a good range of facilities in the village including a Co-op and Post Office and also a Village College, which not only provides secondary education but also leisure activities including swimming, a library and evening classes.

Nursery Way is a pedestrian walkway linking the ends of two of the spurs of Barrons Way which, in turn, is off West Street, close to the centre of the village and no 12 stands in an excellent corner position.

This end terrace retirement bungalow is one of a group in a sheltered scheme built for South Cambridgeshire District Council with occupation restricted to persons over 60 years of age on the basis of a 75% shared equity lease 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 payable for this. The bungalow is of traditional brick cavity construction and has uPVC double glazing and off peak electric heating.

There is a small community centre within the scheme for use by the residents.

**Porch** with double glazed entrance door to

**Entrance Hall** with off peak electric storage heater and access to roof space.

**Front living room** 15'1" x 9'5" (4.60 m x 2.87 m) with electric storage heater and tv aerial point.

**Kitchen** 14'10" x 7'5" (4.51 m x 2.26 m) with range of work surfaces with cupboards and drawers under, inset sink, plumbing for washing machine, tiled surrounds, double wall cupboard and shelving, serving hatch to living room, electric storage heater and double glazed door to rear garden.

**Front bedroom 1** 15'2" x 9'2" (4.63 m x 2.79 m)

**Rear bedroom 2** 12'8" x 7'6" (3.86 m x 2.28 m) with wall mounted electric heater, airing cupboard with insulated hot water tank and built in wardrobe/ store.

**Shower room** 8'1" x 7'9" (2.46 m x 2.36 m) a 'wet' room with shower area with electric shower unit, hand basin and WC, electric heated towel rail, and wall mounted electric convector heater.

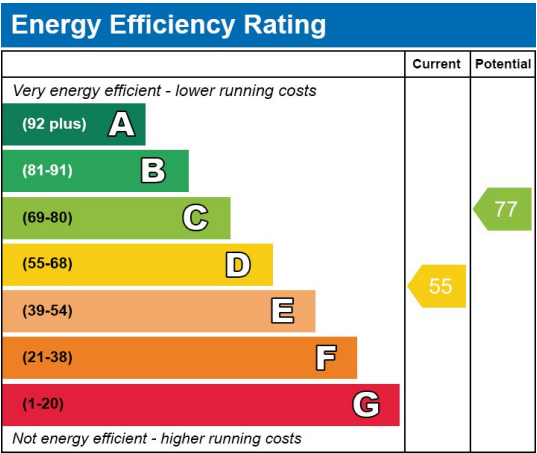
**Outside** Open plan front area with lawn flowers and shrubs. Side gate to rear garden enclosed by wall, fencing and hedging with borders with flowers and shrubs, gravelled and paved areas and outside tap.

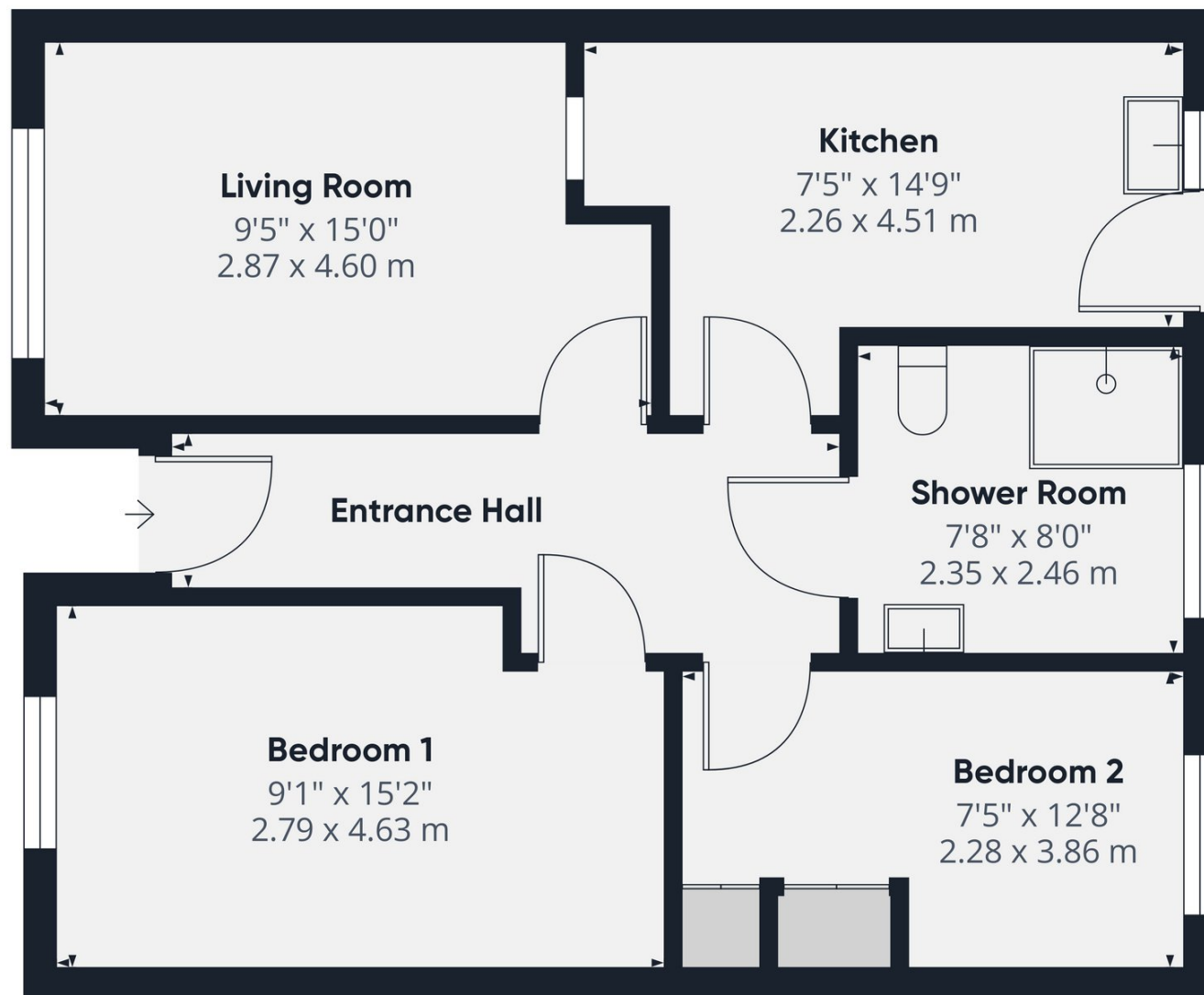
**Services** Mains electricity, water and drainage. No gas available in the village.

**Tenure** The property is leasehold for a term of 125 years from 27 March 2012 (approx. 112 years remaining). The current service charge (2025/25) which covers the upkeep of the common areas, shared facilities etc., is currently £371.01 per quarter year. The buildings Insurance is £16 per quarter and the ground rent is £6.50 per quarter.

**Council Tax** Band B

**Viewing** By arrangement with Pocock + Shaw





**Approximate total area<sup>(1)</sup>**

617 ft<sup>2</sup>

57.4 m<sup>2</sup>

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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