



Groves Way, Cottenham
CB24 8BH

Pocock + Shaw

34 Groves Way
Cottenham
Cambridge
Cambridgeshire
CB24 8BH

An immaculately presented two bedroom home enjoying a pleasant open out look to the front and good sized rear garden. Well designed accommodation, larger than the average two bedroom house.

- Entrance hall
- Sitting room
- Kitchen
- Cloaks WC
- Landing
- Two double bedrooms
- Main family bathroom
- Enclosed rear garden
- Off road parking to the rear
- 45% shared ownership

Shared Ownership £144,000



A very spacious and well proportioned two bedroom shared ownership home on this popular new development on the edge of Cottenham village. With a lovely open out look to the front and open countryside adjacent to the road. The house has a good sized rear garden and off road parking to the rear.

Tiled canopy porch

Glazed entrance door to

Entrance hall Stairs rising to the first floor with built in cupboard beneath, radiator. Door to:

Cloaks WC Fitted white suite with wall mounted wash basin, close coupled WC, part ceramic tiling to the walls, radiator. Ceramic tiled floor, extractor fan.

Sitting room 15'2" x 14'3" (4.62 m x 4.34 m) Glazed door and window to the rear garden, radiator.

Kitchen 8'11" x 8'3" (2.72 m x 2.51 m) Fitted range of units with work surface, inset single drainer stainless steel sink unit with mixer tap, single base unit and space and plumbing for washing machine and dishwasher, matching range of wall and base units to opposing wall, inset four burner stainless steel gas hob and single oven beneath, canopy extractor above. Window to the front.

Landing Single built in storage cupboard, radiator and access to loft space.

Bedroom one 15'2" x 11'1" (4.62 m x 3.38 m) Window to the rear, radiator.

Bedroom two 15'1" x 8'4" (4.60 m x 2.54 m) Window to the front, radiator.

Bathroom Fitted white suite with wall mounted wash basin, close coupled WC, and bath, fitted shower over, part ceramic tiling to walls, window to the front, heated towel rail/radiator. Single fitted cupboard housing Worcester gas fired heating boiler.

Outside To the front of the property there is a small open plan garden area with paved pathway lawn and shrub border. To the rear, there is an enclosed garden, lawn and flower and shrub borders, timber shed, timber fencing to the side and rear boundaries, gated rear access. Paved patio and pathway. Cold water tap. Communal parking area to the rear with two spaces.

Tenure The property is Leasehold. 125 years from 30/05/2023. 45% shared ownership. £465.87 pcm rent payable, service charge of £54.22 pcm, no ground rent payable.

Housing Association (SettleParadigm) requires applicants to have a local connection to South Cambs through work or residency.

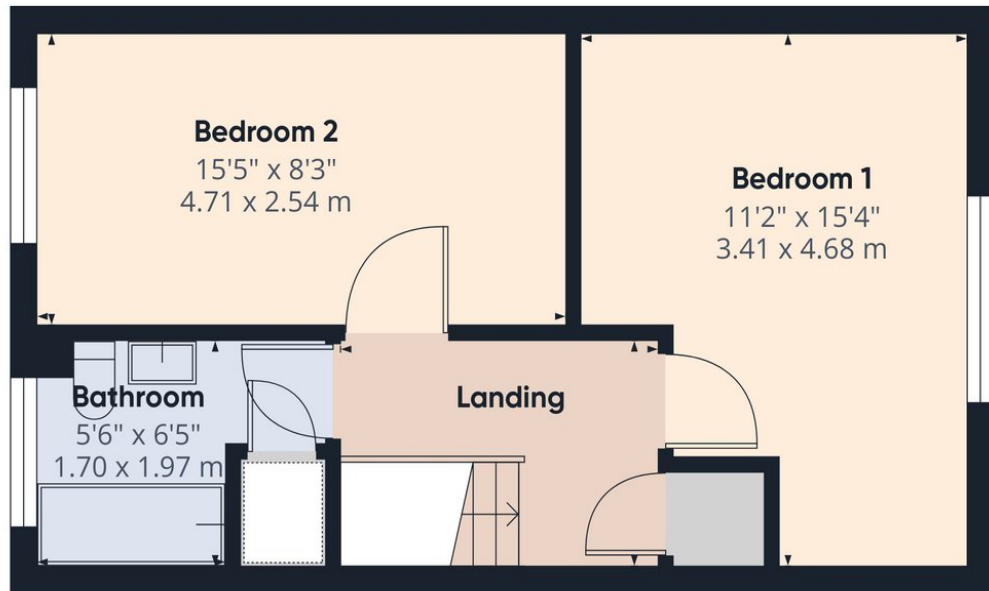
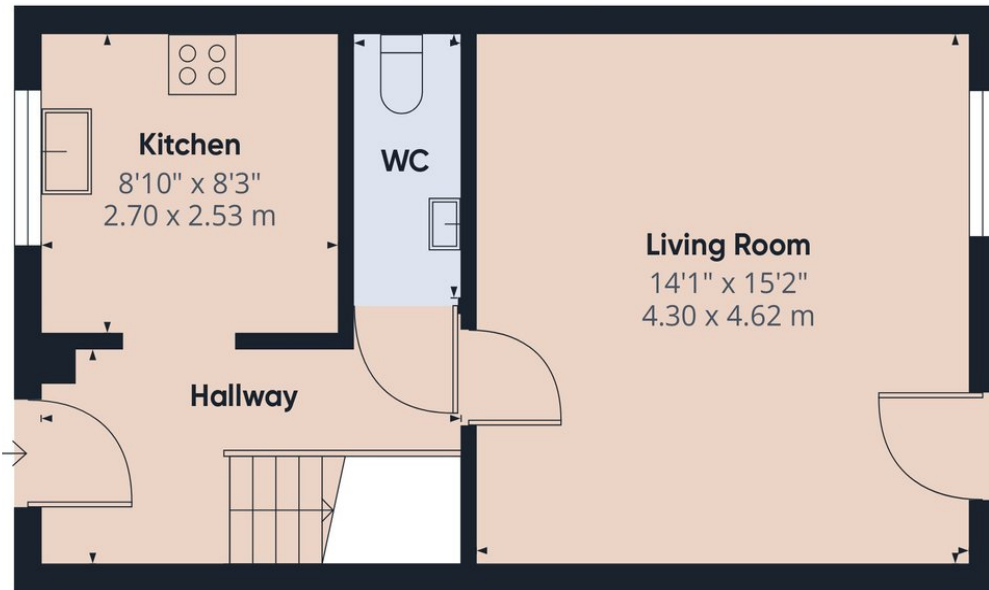
Services All mains services are connected

Council Tax Band C

Viewing By Arrangement with Pocock + Shaw



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



Approximate total area

765 ft²

71.1 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