



Hunting Grove, Boxworth, Cambridgeshire  
CB23 4NE

**Pocock + Shaw**

9 Hunting Grove  
Boxworth  
Cambridge  
Cambridgeshire  
CB23 4NE

A very well presented two bedroom chalet style home, sold on a 50% shared basis, in a lovely end cul de sac position backing onto a copse of trees and private land. With a refitted kitchen, redecorated throughout, spacious lounge and first floor bathroom.

- Hall with full volume ceiling
- Lounge/ diner
- Refitted kitchen
- Gallery landing
- Two bedrooms
- White bathroom suite
- Large rear garden
- Sold on a 50% shared basis.

Shared Ownership £145,000



A refurbished two bedroom chalet style home, sold on a 50% share with a weekly rent of £67.86 payable for the shares not owned. Ideally located in this pretty village location north of Cambridge, with good access to the A14/M11. Backing onto private land, and featuring a good sized rear garden. With no upward chain.

**Glazed entrance door to:**

**Entrance hall** Full volume ceiling, stairs rising to the first floor, wall mounted electric storage heater.

**Cloaks WC** White suite with wall mounted wash basin, close coupled WC, part ceramic tiled splashback, window to the front.

**Lounge/ Dining room** 17'6" x 11'10" (5.33 m x 3.61 m) Double French doors to the rear garden, wall mounted electric storage heater. Single under stairs storage cupboard.

**Kitchen** 12'11" x 9'1" (3.94 m x 2.77 m) Refitted range of units, with work surface, inset single drainer stainless steel sink unit, space and plumbing for washing machine. Continuation of work surface with further base units, and matching wall mounted cupboards. Ceramic tiled splashback. Window to the front, electric kickspace heater.

**Gallery landing** Single storage cupboard.

**Bedroom one** 10'8" x 7'10" (3.25 m x 2.39 m) Window to the rear, wall mounted electric storage heater.

**Bedroom two** 7'9" x 6'5" (2.36 m x 1.96 m) Velux window to the rear, wall mounted electric storage heater.

**Bathroom** Fitted white suite, with pedestal wash basin, close coupled WC, and bath. Shower above. Window to the front and single airing cupboard with hot water cylinder.

**Outside** To the front, there is a small open plan garden. To the rear, a large garden with patio area, steps leading down to the lawn. Several mature shrubs and bushes.

**Tenure** Leasehold - 125 year lease  
**Service charge** @ £40 per annum  
**Rent for 50% share not owned** @ £67.86 per week

**Services** All mains services with the exception of gas

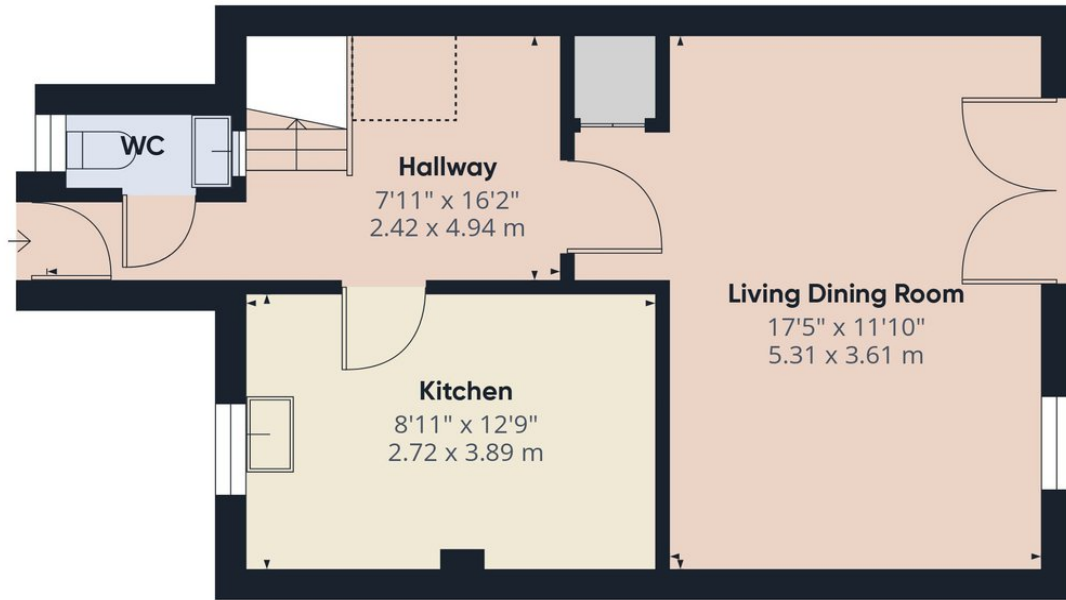
**Tenure** The property is Share of Leasehold

**Council Tax** Band B

**Viewing** By Arrangement with Pocock + Shaw



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

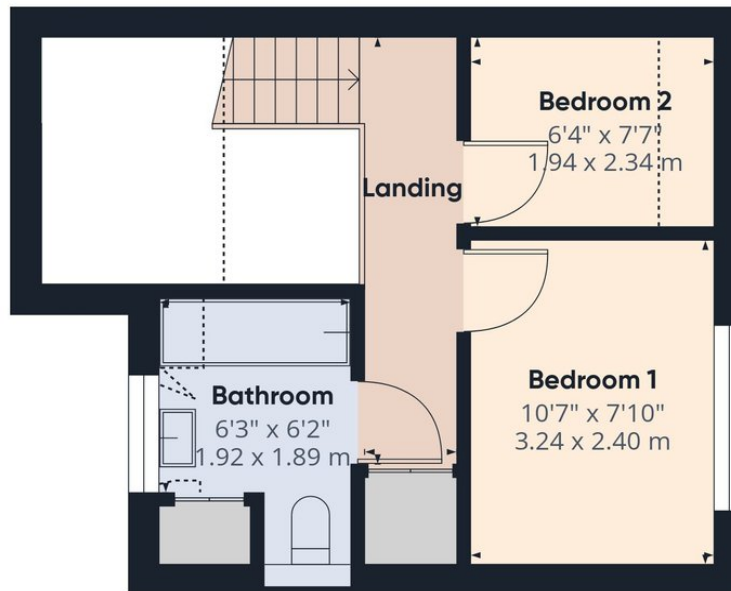


**Approximate total area**

693 ft<sup>2</sup>  
64.4 m<sup>2</sup>

**Reduced headroom**

24 ft<sup>2</sup>  
2.2 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