



The Lawn, Whittlesford  
CB22 4NG

Pocock + Shaw

23 The Lawn  
Whittlesford  
Cambridge  
Cambridgeshire  
CB22 4NG

A good sized two bedroom bungalow for the over 60's, sold on a 75% shared basis with SCDC. Ideally located in a residential cul de sac in this popular village south of Cambridge City enjoying an open outlook over open playing fields.

- Porch
- Hall way
- Sitting room
- Two bedrooms
- Bathroom
- Kitchen
- Enclosed rear garden
- Shared ownership
- Age restricted to persons over 60 years of age

Shared Ownership £202,500



A two bedroom terraced bungalow set in a lovely position over looking The Lawn and play park, open public space. The bungalow is restricted to persons over 60 years of age and sold on a 75% shared basis with South Cambridgeshire Council. There is a small enclosed rear garden and no upward chain.

**Entrance hall** with double glazed door to front, radiator, airing cupboard with hot water cylinder, storage cupboard, loft access.

**Living room** 13'4" x 9'7" (4.06 m x 2.92 m) with storage heater, wall mounted electric heater, double glazed window to front with views.

**Kitchen** 8'9" x 6'8" (2.67 m x 2.03 m) with range of wall and base units, space for appliances, sink with cupboard under, tiled splashback, double glazed window to rear, pantry cupboard, door to rear lobby.

**Rear lobby** with double glazed door to garden.

**Bedroom 1** 12'0" x 9'6" (3.66 m x 2.90 m) with double glazed window to front with views, storage heater, built in cupboard.

**Bedroom 2** 6'9" x 8'4" (2.06 m x 2.54 m) with double glazed window to rear, wall mounted heater.

**Bathroom** with three piece suite comprising low level WC, wash handbasin, panelled bath with tiled surround, wall mounted shower, storage heater, double glazed window to rear.

**Outside** To the front of the property is paved and enclosed with a picket fence with inset gate and path to front door. Open views to King Georges Field and the sports pavilion. At the rear of the property is an enclosed garden with a timber shed in total measuring 27' x 22'.

**Tenure** Leasehold - 125 years from 6th October 2008 (approx. 107 years remaining)  
**Service Charge** - £336.31 per quarter  
**Buildings Insurance** - £12.94 per quarter  
**Ground Rent** -£6.50 per quarter

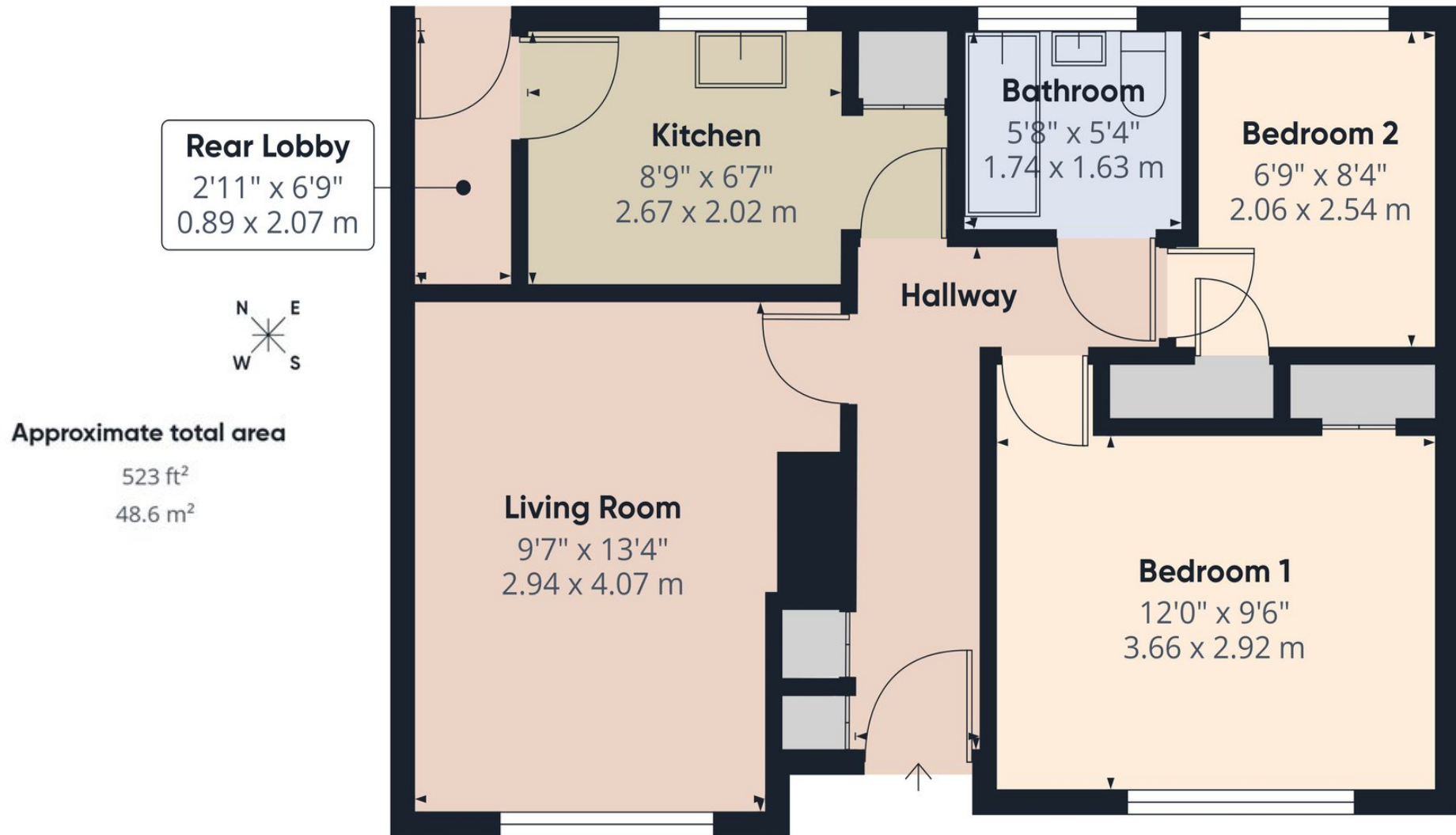
**Services** All mains services are connected.

**Tenure** The property is Leasehold

**Council Tax** Band C

**Viewing** By Arrangement with Pocock + Shaw





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

**Pocock + Shaw**