



43 Squires Close  
Cambridge, CB4 1DJ

**Guide price £475,000**



## 43 Squires Close

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- EPC rating B
- 115 years remaining on lease, there is no ground rent and service charge is £30.24 pcm
- Garden and carport
- Three double bedrooms

A large 3-bedroom family home in a popular and convenient location with a garden, a carport, available for full ownership or purchasing a lower share.

Squires Close is in a popular location close to local amenities and just 1/2 a mile from the river and 7 minutes by bike to Cambridge North Station.

This attractive modern home has accommodation of 1000 sq. ft, which is well presented and spacious. It includes a good-sized living room with a bay window to the front aspect, a lovely open-plan kitchen/dining room with double doors to the garden. The kitchen area is well-appointed with base and eye-level cupboards, an oven, a hob, and an extractor, plus space for appliances. There is an entrance hall and also an internal hallway with a large walk-in storage/utility cupboard and a good-sized cloakroom and WC.

Upstairs, there are three bedrooms, two doubles and a good single. The bathroom has white sanitaryware and includes





a bath with a shower over, a basin and WC, wall tiling and a towel rail.

The house has double glazing and gas central heating, and Mechanical Ventilation Heat Recovery (MVHR).

At the front, there is an enclosed garden, and at the side of the house is a carport and parking for two cars. Gated access leads to the rear garden, which is a good size and mainly lawn with a patio adjoining the house. There are flower and shrub beds and a timber shed.

This property is being sold at either 100% or a 55% shared ownership property with The Hundred Houses Society. All purchasers who are buying less than 100% must be first time buyers in full-time employment, pass the financial checks and be eligible for shared ownership. We recommend taking a look at the Capital Funding Guide: <https://www.gov.uk/guidance/capital-funding-guide/1-shared-ownership>. Further details available on request.

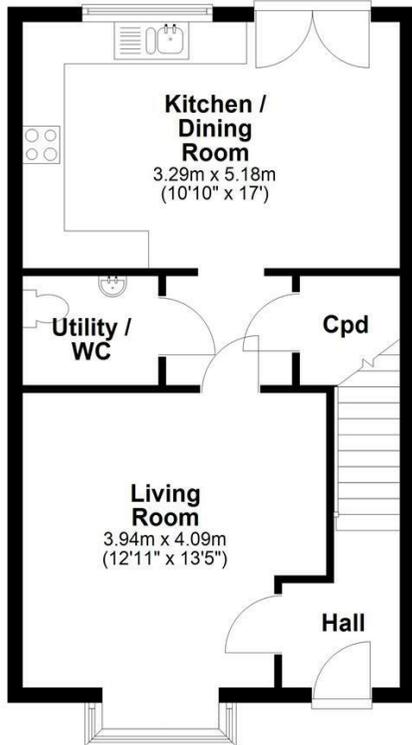
Agent's note:

The current vendors own a 55% share and the current rent paid is £637.99 PCM and service charge is £30.24 PCM.



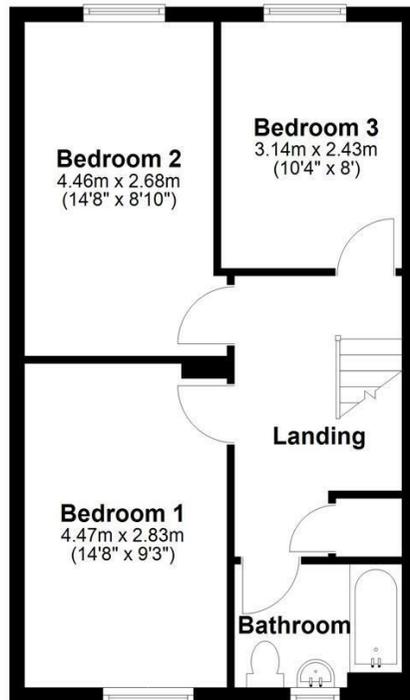
## Ground Floor

Approx. 46.3 sq. metres (498.7 sq. feet)



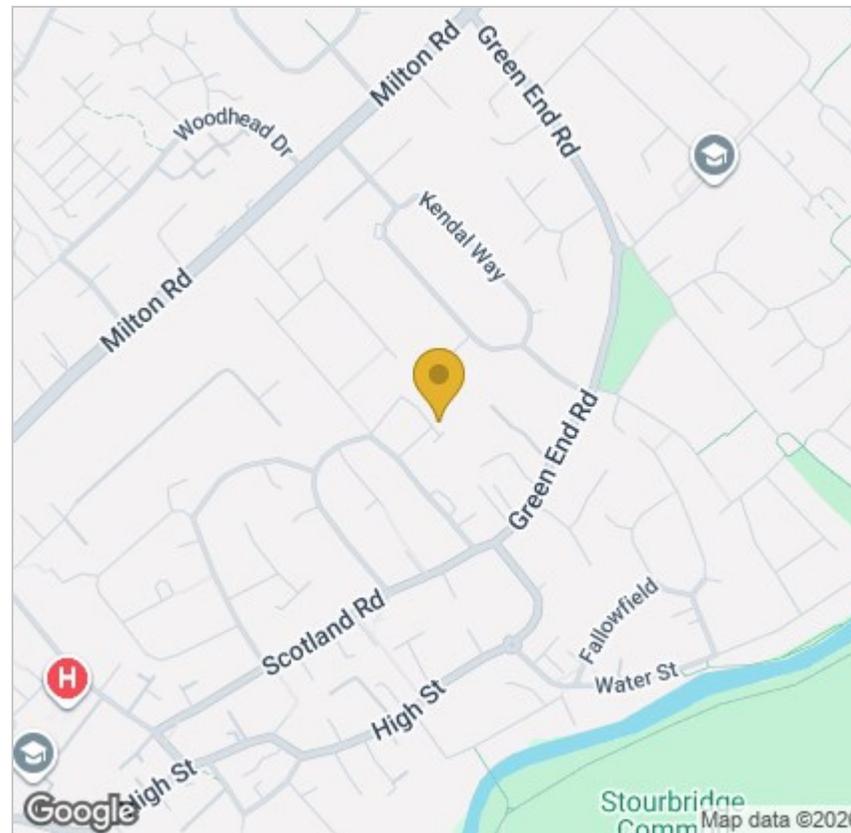
## First Floor

Approx. 46.6 sq. metres (501.9 sq. feet)

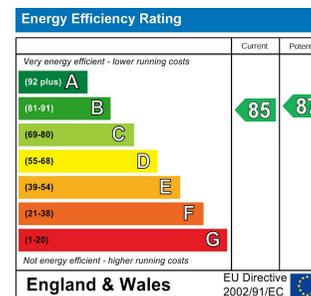


Total area: approx. 93.0 sq. metres (1000.6 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.



## Energy Efficiency Graph



Tenure: Leasehold  
Council tax band: D

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.