



Lettice Martin Croft, Whittlesford
CB22 4PQ



pocock & shaw
Residential sales, lettings & management

6 Lettice Martin Croft
Whittlesford
Cambridge
Cambridgeshire
CB22 4PQ

A very well proportioned one bedroom bungalow in this residential cul de sac, sold on a 75% shared ownership basis with SCDC for the over 60's. With a good sized sitting room kitchen, boiler room and bedroom.

- Entrance hall
- Sitting room
- Kitchen
- Bedroom
- Bathroom
- Boiler/store room
- Gas radiator heating system
- No upward chain

Shared Ownership £157,500



A very well presented one bedroom retirement bungalow, in this popular village seven miles south of Cambridge. With a railway station just over 1 mile away and good access to the M11.

The property offers good sized rooms, with dual aspect sitting room, kitchen, double bedroom, and a large store/boiler room.

For the over 60's on a 75% shared ownership basis.

Entrance door to

Reception hall Radiator, glazed door to the rear.

Store/boiler room 5'8" x 9'1" (1.73 m x 2.77 m)
Radiator, Ecodan heat pump.

Sitting room 14'6" x 11'10" (4.42 m x 3.61 m) A dual aspect room, windows to the front and rear, double radiator.

Kitchen 8'8" x 9'6" (2.63 m x 2.9 m) - narrowing to 1.94m (6'4") with stainless steel sink unit with drawer and cupboards under, work surfaces with cupboards and drawers below, plumbing for washing machine, electric cooker point, space for fridge, tiled surrounds, wall cupboard, serving hatch, built in cupboard and radiator.

Bedroom 11'11" x 8'4" (3.63 m x 2.54 m) Window to the side, radiator.

Bathroom White suite with pedestal wash basin, close coupled WC, bath with fitted Mira shower. Radiator, part ceramic tiled splash back window to the side.

Outside There is a common courtyard area to the rear.

Services All mains services are connected

Tenure Leasehold

75% share for sale @ £157,500

Service charge @ £216.55 per quarter

Buildings insurance @ £5.02 per quarter

Ground rent @ £6.50 per quarter

Viewing By prior appointment with Pocock and Shaw

Council Tax Band B



Ground Floor

Approx. 47.7 sq. metres (513.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			87
(69-80) C			
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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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