



Church Close, Abington  
CB21 6BH

Pocock + Shaw



13 Church Close  
Abington  
Cambridge  
Cambridgeshire  
CB21 6BH

A freshly refurbished two bedroom terrace bungalow located in a quiet residential cul de sac. The property is sold on a 50% shared ownership basis, with no age restriction.

- Entrance hall
- Sitting room
- Refitted kitchen
- Two bedrooms
- Shower room
- Electric powered radiators
- Enclosed rear garden
- No upward chain

Shared Ownership £149,000



A freshly refurbished two bedroom bungalow, located at the end of this quiet residential cul de sac, in this highly sought after village just under eight miles east of Cambridge City.

The bungalow has just been generally updated, with refitted kitchen and electric radiators with individual controls. There is an enclosed rear garden with no upward chain.

#### **Glazed entrance**

**Entrance hall** Electric radiator, single airing cupboard housing how water cylinder.

**Sitting room** 15'6" x 11'10" (4.72 m x 3.61 m) Electric radiator, window to the front.

**Kitchen** 10'5" x 8'9" (3.17 m x 2.67 m) Refitted range of units with work surface, inset single drainer stainless steel sink unit, adjacent work top with base unit, space for cooker and washing machine, matching wall mounted cupboards. Window to the rear and door to rear garden. Electric radiator.

**Bedroom one** 11'10" x 9'3" (3.61 m x 2.82 m) Electric radiator, window to the front and double fitted wardrobe.

**Bedroom two** 10'2" x 7'6" (3.10 m x 2.29 m) Electric radiator, window to the front, double fitted wardrobe.

**Shower room** Fitted white suite with vanity wash basin, single cupboard beneath, close coupled WC and double walk in shower. Electric radiator, window to the rear.

**Outside** To the front of the bungalow there is an open plan garden area. To the rear, there is small lawned area, with timber fencing to the boundaries. Storage shed.

**Tenure** The bungalow is leasehold and is sold on a 50% shared ownership basis. There is no age restriction. The leaseholder will be responsible for all repairs and maintenance, and will be required to obtain their own buildings and contents insurance.

Rent payable on the 50% share not owned £64.55 per week. Subject to review 1st April

Council tax: Band C approx £1934 pa

Service charge £40 pa.

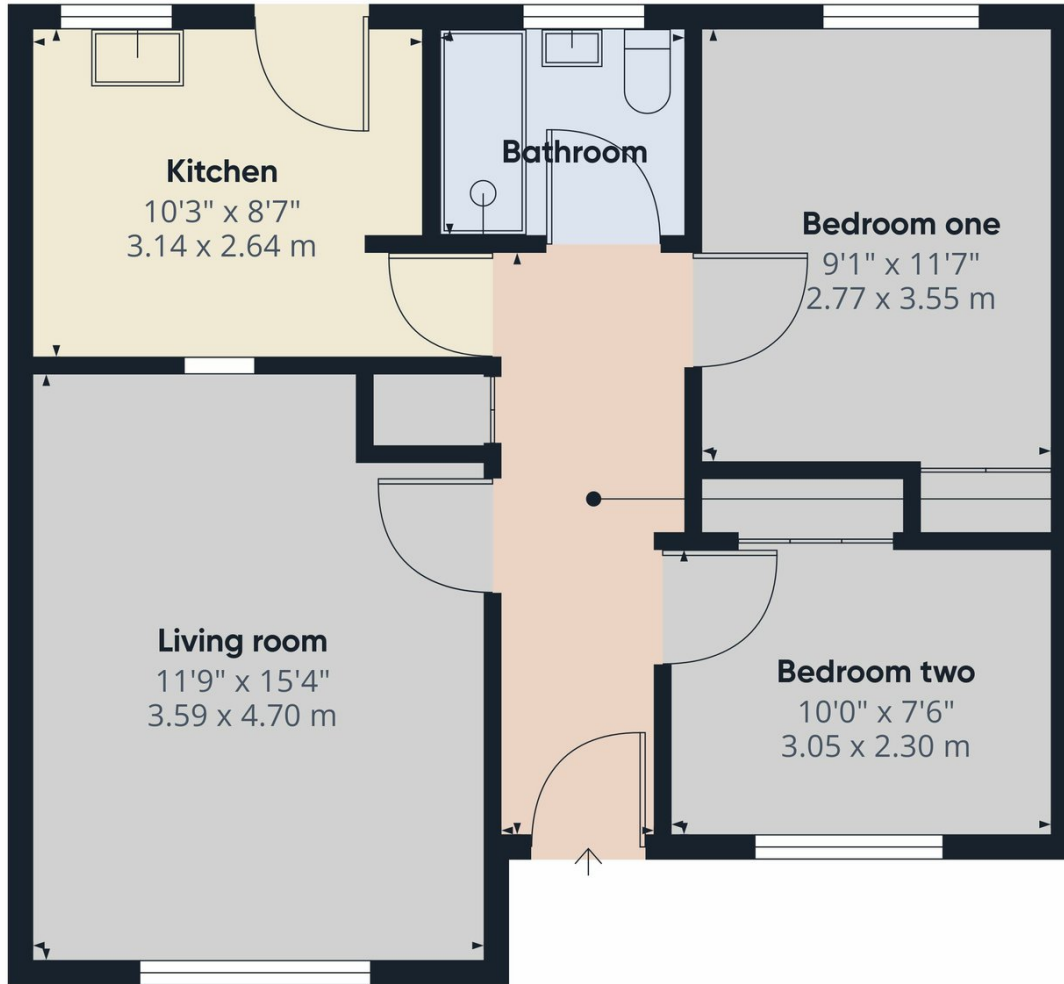
Lease length: A new 125 year lease will be granted.

**Viewing** By prior appointment with Pocock and Shaw

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

**Council Tax** Band C





**Approximate total area**

579.01 ft<sup>2</sup>  
53.79 m<sup>2</sup>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		89
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	45	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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

**Pocock + Shaw**