



Cambridge Road, Babraham, Cambridge  
CB22 3AF

**Pocock + Shaw**

6 Cambridge Road  
Babraham  
Cambridge  
Cambridgeshire  
CB22 3AF

A charming three bedroom cottage, delightfully situated amidst open countryside just to the south of the city

- **50% shared ownership offered**
- Charming three bedroom semi detached period cottage
- 50% Share equity with ability to purchase the 100% freehold interest
- Views to open fields
- Good sized gardens with parking
- Sitting room with woodburning stove
- Dining room
- Ground floor bathroom and WC
- Utility area
- No upward chain

Shared Ownership £200,000



This attractive three bedroom period cottage enjoys a fine outlook across open fields on three sides, amidst the rolling countryside on the south eastern side of Cambridge. The location is likely to appeal to anyone preferring to live in rural surrounds yet needing easy access to Cambridge. Offering gardens of quite a good size, with trees, hedging along the boundaries, providing particularly effective screening along the road frontage.

The property offers much character and charm and viewing comes highly recommended.

The property is offered with a 50% share at £200,000 for a leasehold interest, with the freehold being retained by Orbit housing. We understand that any buyer should be able to staircase and purchase 100% of the property outright if desired. There is a monthly rent payable to orbit of £414.98 which includes building insurance of £275 per year.

Information for potential purchasers;

*Before proceeding with a potential buyer's offer, they will need to have completed the online eligibility checker on the Government Website:*

*<https://www.gov.uk/shared-ownership-scheme/who-can-apply>*

- *The household earns £80,000 a year or less (or £90,000 a year or less in London)*
- *They are first-time buyers (or used to own a home but cannot afford to buy one now. Existing shared owners are required to have disposed of their existing shared ownership home at the point of purchase)*
- *They are aware that shared ownership properties cannot be sub-let and must be the leaseholder's primary residence.*

*The purchaser will be required to complete an Orbit application form and we will also require satisfactory evidence from their Independent Financial Advisor that they have seen and approved their proof of ID, payslips, savings and Mortgage Certificate. When an offer is accepted, please contact us so this can be actioned. The buyer will also need to provide a copy of their mortgage offer (if applicable), which, under the terms of the lease must be approved by the Association. As part of our approval process, we will*

*have to be satisfied that the purchaser complies to the Homes England affordability assessment. Based on the share price we estimate a minimum household income of £46,454 is required to afford to purchase the share and meet the rent obligations of this particular home. The purchaser may require a higher income if they have other monthly commitments such as a loan or a lower income if they are able to put down a lump sum to help fund the purchase.*

*It may be possible for someone to purchase 100% of the property but an additional staircasing process will have to be completed simultaneously by your client and this may incur additional legal costs.*

*If you require any further information in respect of this sale, please contact:*

*Homeownership Officer on 0800 678 1221 or Homeownership.Services@orbit.org.uk*

**Ground Floor** Part glazed front door to

**Entrance hallway** with window to side, part glazed door to rear, stairs to first floor, roof void access hatch, wall mounted electric storage heater, coathooks, LVT flooring.

**Kitchen** 10'8" x 7'3" (3.24 m x 2.21 m) with window to rear with views to garden, good range of fitted wall and base units with under unit lighting, work tops with tiled splashbacks, space for fridge/freezer, built in electric hob with extractor hood over and electric oven below, one and a half sink unit and drainer with mixer tap, ceiling mounted spotlight unit, LVT flooring.

**Utility area** 5'5" x 4'5" (1.64 m x 1.34 m) with part glazed door and window to rear, worktop with shelving over and space/plumbing for washing machine below, ceramic tiled flooring, radiator.

**Dining room** 8'9" x 7'10" (2.66 m x 2.38 m) (Currently used as a ground floor bedroom) with window to front and window to side, radiator behind lattice fronted box cover, pine door to understairs cupboard and pine door to

**Sitting room** 12'4" x 11'11" (3.75 m x 3.64 m) with two windows to front, fireplace with oak bressumer, cast



iron wood burner and slate hearth, exposed ceiling timbers.

**Bathroom** with window to rear, panelled bath with fully tiled surround and Mira shower over, vanity wash handbasin with back lit mirror over and tiled wall behind, chrome heated towel rail, airing cupboard with factory lagged hot water tank and slatted wood shelving, ceramic tiled flooring.

**Cloakroom** with WC with recessed shelf and mirror fronted cabinet over, vanity wash handbasin with tiled splashback, extractor fan.

### First Floor

**Landing** with exposed wall timbers, built in bookshelves, timber Suffolk latch doors to

**Bedroom 1** 11'7" x 9'8" (3.54 m x 2.95 m) with window to front, radiator, built in wardrobes to length of one wall, laminate wood flooring.

**Bedroom 3** 8'8" x 6'2" (2.63 m x 1.89 m) with window to front, exposed wall timbers, radiator, built in shelf and cupboard.

**Bedroom 2** 11'3" x 11'2" (3.43 m x 3.40 m) with window to rear, laminate wood flooring.

**Outside** The property enjoys a generous garden mainly to the side and rear (40m x 15m) which wraps around the house. Mature front garden area with flower and shrub borders, silver birch and path to front door. Side/rear garden with good sized lawn area with well stocked flower and shrub borders, fruit trees. Block built store. This leads onto a parking area for three vehicles. Five bar gate accessed from drive off main road.

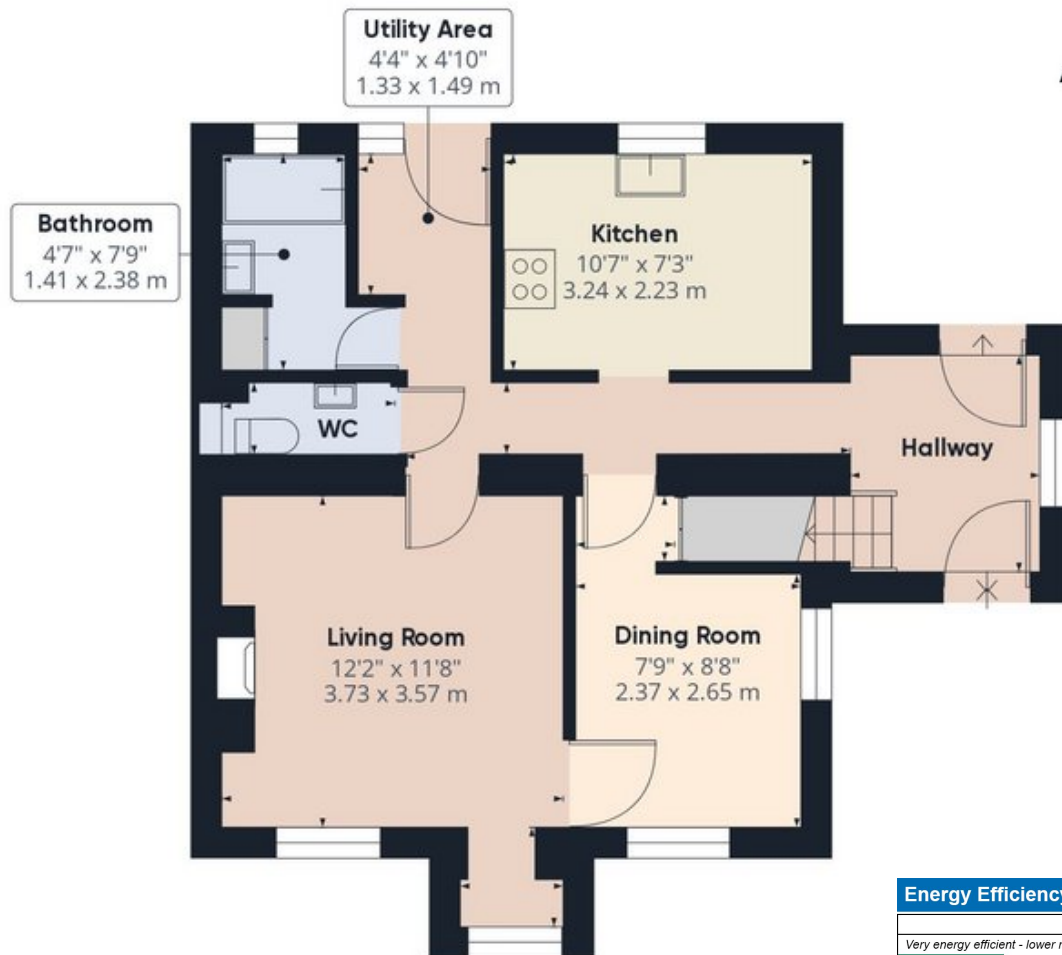
**Services** Mains water, electricity and drainage.

**Tenure** The property is Leasehold

**Council Tax** Band D

**Viewing** By Arrangement with Pocock + Shaw



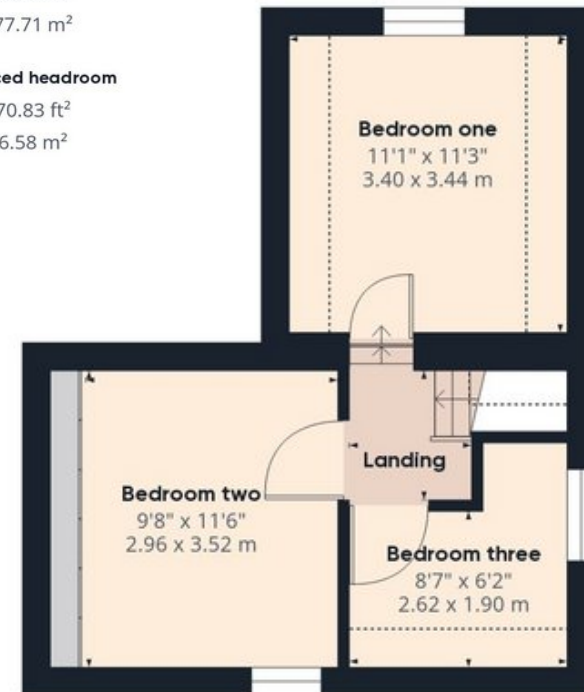


**Approximate total area**

836.46 ft<sup>2</sup>  
77.71 m<sup>2</sup>

**Reduced headroom**

70.83 ft<sup>2</sup>  
6.58 m<sup>2</sup>



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		100
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>	22	
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**