



The Close, Papworth Everard
CB23 3QH

Pocock + Shaw

3 The Close
Papworth Everard
Cambridge
Cambridgeshire
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A very well presented two bedroom end terraced bungalow for the over 60's sold on a 75% shared basis with SCDC. Ideally located in this residential cul de sac just a short walk from the village amenities. With an enclosed rear garden and no upward chain.

- Porch
- Reception hall
- Sitting room
- Kitchen breakfast room
- Two bedrooms
- Refitted shower room
- Electric storage heaters
- Enclosed rear garden

Shared Ownership £221,250



A very well presented two bedroom end terraced bungalow for the over 60's sold on a 75% shared basis with SCDC. Ideally located in this residential cul de sac, just a short walk from the village amenities. With an enclosed rear garden and no upward chain. Fitted kitchen and refitted shower room.

Papworth village is 12.5 miles west of Cambridge city, and 8 miles east of St Neots, both of which offer mainline railway stations.

Entrance porch Double storage cupboard. Glazed door to:

Entrance hall Single cupboard, coved cornice and wall mounted electric storage heater.

Sitting room 14'7" x 9'8" (4.44 m x 2.95 m) Window to the side and double French doors to the rear garden, wall mounted electric storage heater.

Kitchen 13'4" x 9'8" (4.06 m x 2.95 m) Well fitted range of units with work surface, inset single drainer stainless steel sink unit, double base unit. Adjacent work surface with space and plumbing for washing machine, matching range of wall mounted cupboards, part ceramic tiled splashback. Two glazed display cupboards.

Bedroom one 11'1" x 11'0" (3.38 m x 3.35 m) Window to the front, coved cornice and wall mounted electric storage heater. Double fitted wardrobe.

Bedroom two 10'8" x 7'8" (3.25 m x 2.34 m) Window to the rear, coved cornice and wall mounted electric storage heater. Single fitted wardrobe.

Bathroom Refitted white suite with counter set wash basin, close coupled WC and walk in shower unit. Window to the rear.

Outside To the front there is a small garden area, with several shrubs and bushes. Gated pedestrian side access to the rear garden, patio and gravelled patio area, lawn, brick built storage shed.

Tenure Leasehold. 75% share for sale @ £221,250
Service charge @ £334.33 per quarter
Buildings insurance @ £14.67 per quarter

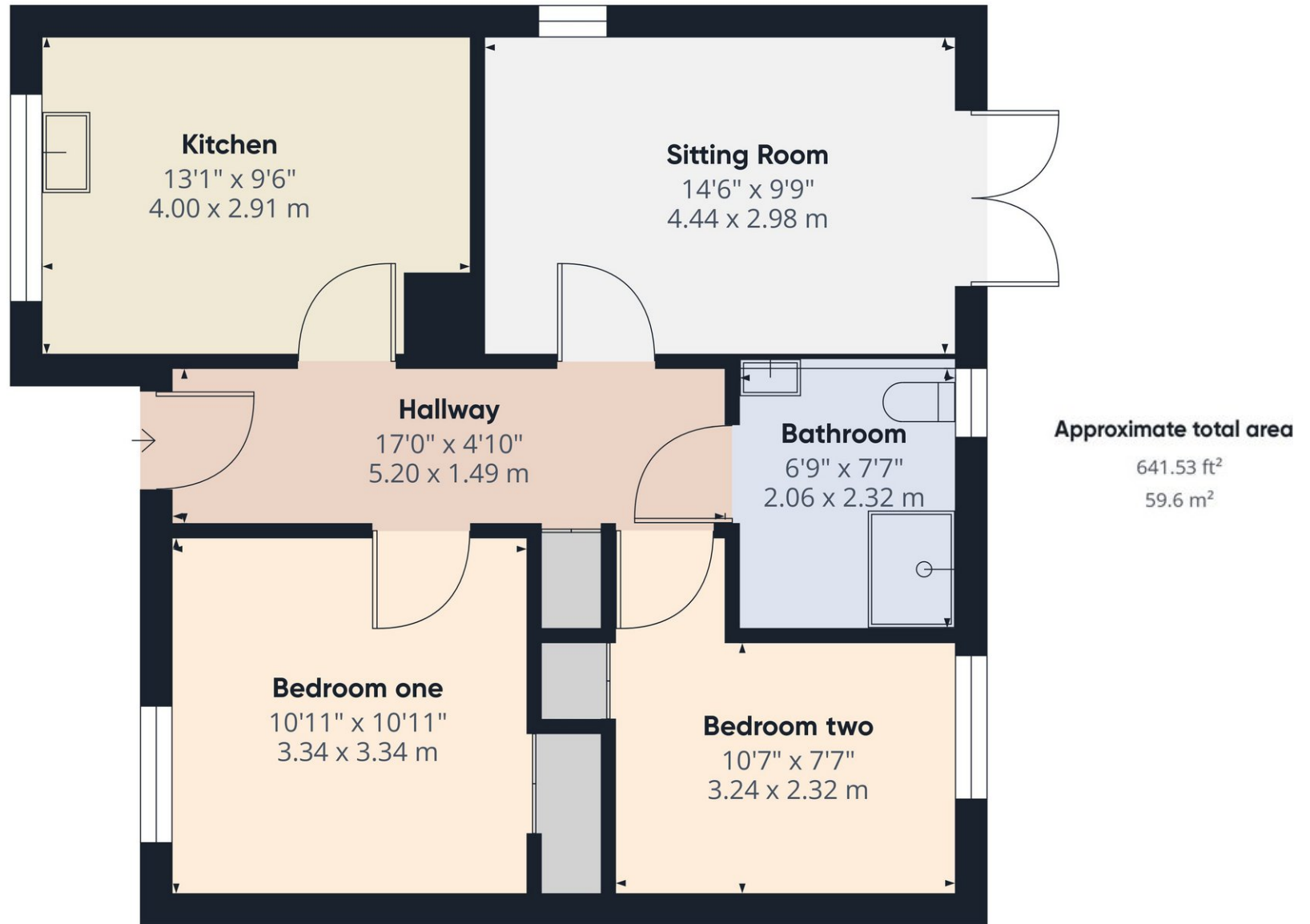
Services All mains with the exception of gas.

Council Tax Band C

Viewing By Arrangement with Pocock + Shaw



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	69	
(55-68) D		
(39-54) E		
(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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