



Stevens Close, Cottenham
CB24 8TT

Pocock + Shaw

19 Stevens Close
Cottenham
Cambridge
CB24 8TT

A one bedroom end of terraced bungalow, tucked away at the end of this residential cul de sac, with a larger than average corner plot.

- Porch and entrance hall
- Sitting room
- Double bedroom
- Kitchen
- Fully tiled shower/ wet room
- Gas radiator heating system
- Replacement double glazing
- Corner plot
- Occupiers to be at least 60 years of age
- 75% shared ownership

Shared Ownership £179,000



A one bedroom end of terraced bungalow in this popular residential cu de sac close to the village centre, with a wide range of shops and amenities. The bungalow is sold on a 75% share with South Cambridgeshire Council for the over 60's. With no onward chain. Set on an enclosed corner plot with side and rear garden and raised vegetable borders.

Entrance porch Part glazed entrance door to:

Reception hall Door to sitting room.

Sitting room 12'5" x 11'1" (3.78 m x 3.38 m) Window to the side, radiator.

Store room 6'11" x 5'8" (2.11 m x 1.73 m) Radiator

Kitchen 11'5" x 7'2" (3.48 m x 2.18 m) With fitted single drainer stainless steel sink unit and drawer and base units, continuation of work surface and space for cooker, space and plumbing for washing machine, part tiled splashback and matching wall mounted cupboards, radiator, window to rear, replacement double glazed door to rear lean to porch.

Bedroom 13'0" x 9'6" (3.96 m x 2.90 m) Window to the rear, radiator.

Shower wet room Fitted suite, comprising pedestal wash hand basin, close coupled WC, fitted shower, part ceramic tiling to walls, window to front.

Outside The property is set in a tucked away corner plot, with fencing to the side and rear boundaries. Raised timber borders and greenhouse. Pedestrian access to the side.

Tenure Leasehold

75% share for £179,000

Service charge is £262.95 per quarter

Buildings insurance is £6.94 per quarter

Ground rent is £6.50 per quarter

Council Tax Band B

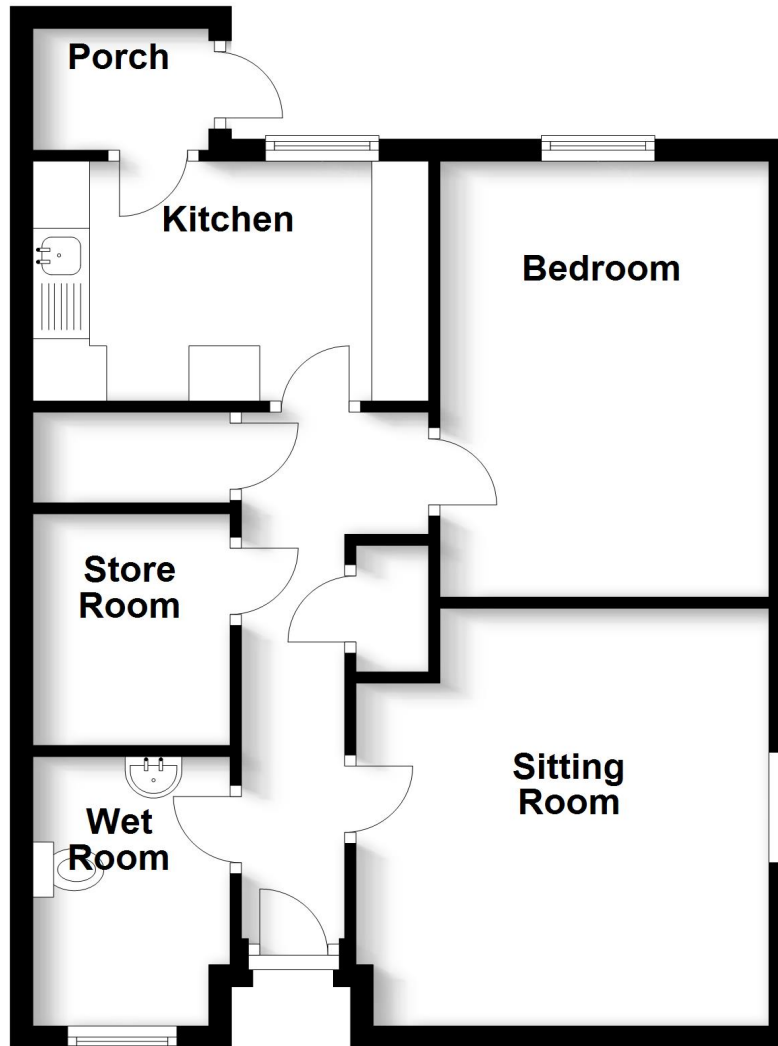
Viewing By prior appointment with Pocock + Shaw

Services All mains services are connected



Ground Floor

Approx. 51.7 sq. metres (556.0 sq. feet)



| Energy Efficiency Rating | | |
|--|---------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | 91 |
| (81-91) B | | |
| (69-80) C | 71 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |

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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