



Denson Close, Waterbeach  
CB25 9RN

Pocock + Shaw



4 Denson Close  
Waterbeach  
Cambridge  
Cambridgeshire  
CB25 9RN

A good sized two bedroom semi detached bungalow, ideally located in the heart of this popular village in a purpose built sheltered scheme for the over 60's.

- Porch and reception hall
- Sitting room
- Two bedrooms
- Shower wet room
- Store room
- Kitchen
- South facing rear garden
- Chain free

Shared Ownership £172,250



Waterbeach is a popular village situated about 6 miles north of Cambridge, just off the A10. The village is served with a wide range of facilities including a variety of local shops. It also has a railway station on the Cambridge to Ely line.

Denson Close is a residential cul-de-sac situated in the heart of the village off Waddelow Road, in turn off the high street. There is also a footpath from the Denson Close leading the High Street.

This retirement bungalow is one of a group in a sheltered scheme built in 1991 for South Cambridgeshire District Council with occupation restricted to persons over 60 years of age. It was sold on a shared ownership basis to provide an opportunity for retired people to buy their own home at an affordable price level. The Council retains a 35% share. The bungalow is of traditional brick cavity construction and has uPVC double glazing and gas central heating.

**Entrance porch** Glazed entrance door to:

**Reception hall** Radiator, access to loft space.

**Store room** 4'10" x 4'0" (1.47 m x 1.22 m)

**Sitting room** 15'9" x 10'4" (4.80 m x 3.15 m) Radiator, window to the front. Beech effect laminate flooring.

**Bedroom one** 14'8" x 8'5" (4.47 m x 2.57 m) Radiator, window to the front.

**Bedroom two** 8'10" x 7'11" (2.69 m x 2.41 m) Radiator, window to the rear.

**Kitchen** 12'7" x 7'5" (3.84 m x 2.26 m) Fitted range of units, with work surface, single drainer stainless steel sink unit and drawer line base unit. Space for cooker and washing machine. Part ceramic tiled splashback, window to the rear and glazed door to garden.

**Shower wet room** White suite with wall mounted wash basin, close coupled WC and shower area. Window to the rear.

**Outside** To the front of the bungalow there is an open plan lawned area. Gated pedestrian access to the rear garden, with lawn, gravelled patio area. Brick built tool shed.

**Tenure** Leasehold. The lease is dated March 1999 so has 100 years remaining.

**Service charge** for 2023/24 is currently £260.69 per quarter, rising to £300.19 per quarter on 1 April for 2024/25

**Buildings insurance** for 2023/24 is £8.30 per quarter, rising to £12.77 per quarter on 1 April for 2024/25

**Ground rent** is £6.50 per quarter with no change as of 1 April

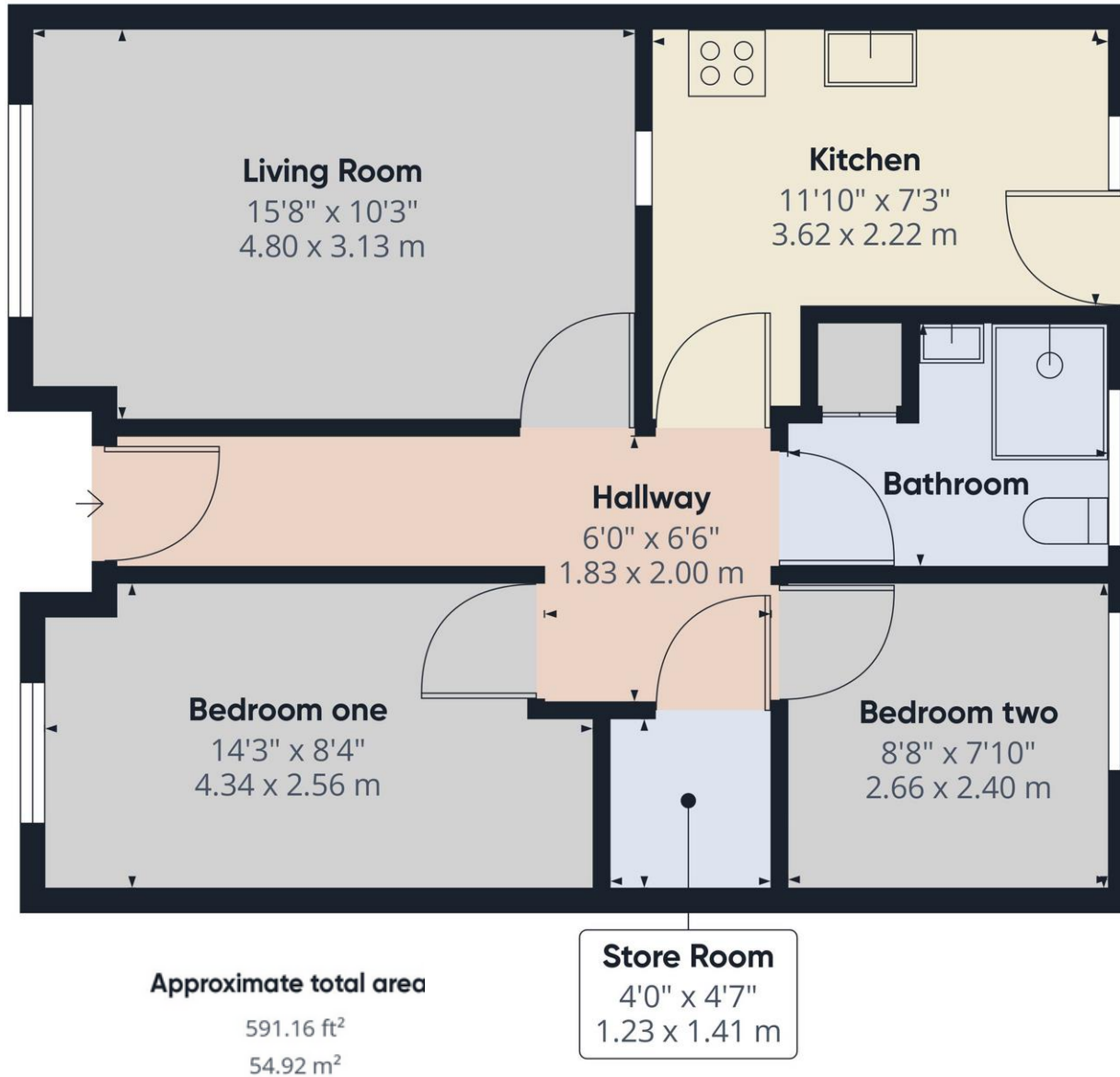
**Rent** for the share not owned is currently £11.99 per week and we do not yet have the new figure from 1 April

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

**Services** All mains services are connected.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(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**