



Vicarage Close, Melbourn, Royston, Hertfordshire
SG8 6DY

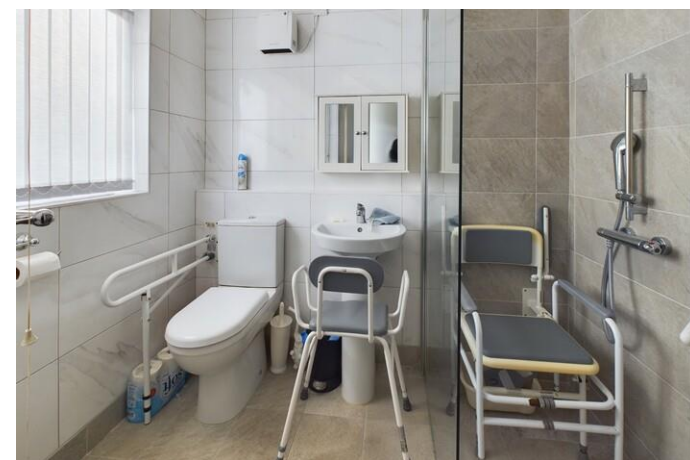
Pocock + Shaw

26 Vicarage Close
Melbourn
Royston
Hertfordshire
SG8 6DY

A very well presented one bedroom semi-detached bungalow for the over 60's sold on a 75% shared basis with SCDC. Ideally located in a residential cul de sac in the popular village of Melbourn south of Cambridge City

- Entrance hall
- Sitting room
- Double bedroom
- Shower wet room
- Fitted kitchen
- Store room
- Open view over playing fields to the rear

Shared Ownership £165,000 for a 75% share



Built in 1980, a well presented one bedroom semi detached bungalow for the over 60's sold on a 75% shared basis with SCDC. Ideally located in a residential cul de sac in the popular village of Melbourn south of Cambridge City. With an open outlook to the rear over open playing fields. The village High street is a short walk away and offers a good range of amenities, including a village bakers, Co-op and take away and coffee shop

Entrance porch Glazed entrance door to:

Entrance hall Single cloaks cupboard, radiator.

Store 5'1" x 6'6" (1.55 m x 1.98 m) Pendant light point

Boiler cupboard 5'1" x 2'2" (1.55 m x 0.66 m) Gas fired heating boiler.

Sitting room Window to the front, radiator.

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

Kitchen Well fitted range of units with work surface, inset single drainer stainless steel sink unit, single base unit, space and plumbing for washing machine. Four burner gas hob, double oven. Stainless steel canopy extractor, matching wall mounted cupboards, window to the rear and door to rear garden.

Shower wet room Fitted white suite with pedestal wash basin, close coupled WC and shower area. Window to the front.

Outside To the front there is an open plan garden, pedestrian side access, gated rear garden. Patio area. Open outlook over playing fields.

Services All mains services are connected.

Tenure Leasehold. 75% share
 Service charge £387.87 per quarter
 Buildings Insurance £12.22 per quarter
 Ground Rent £26 per year - £6.50 per quarter

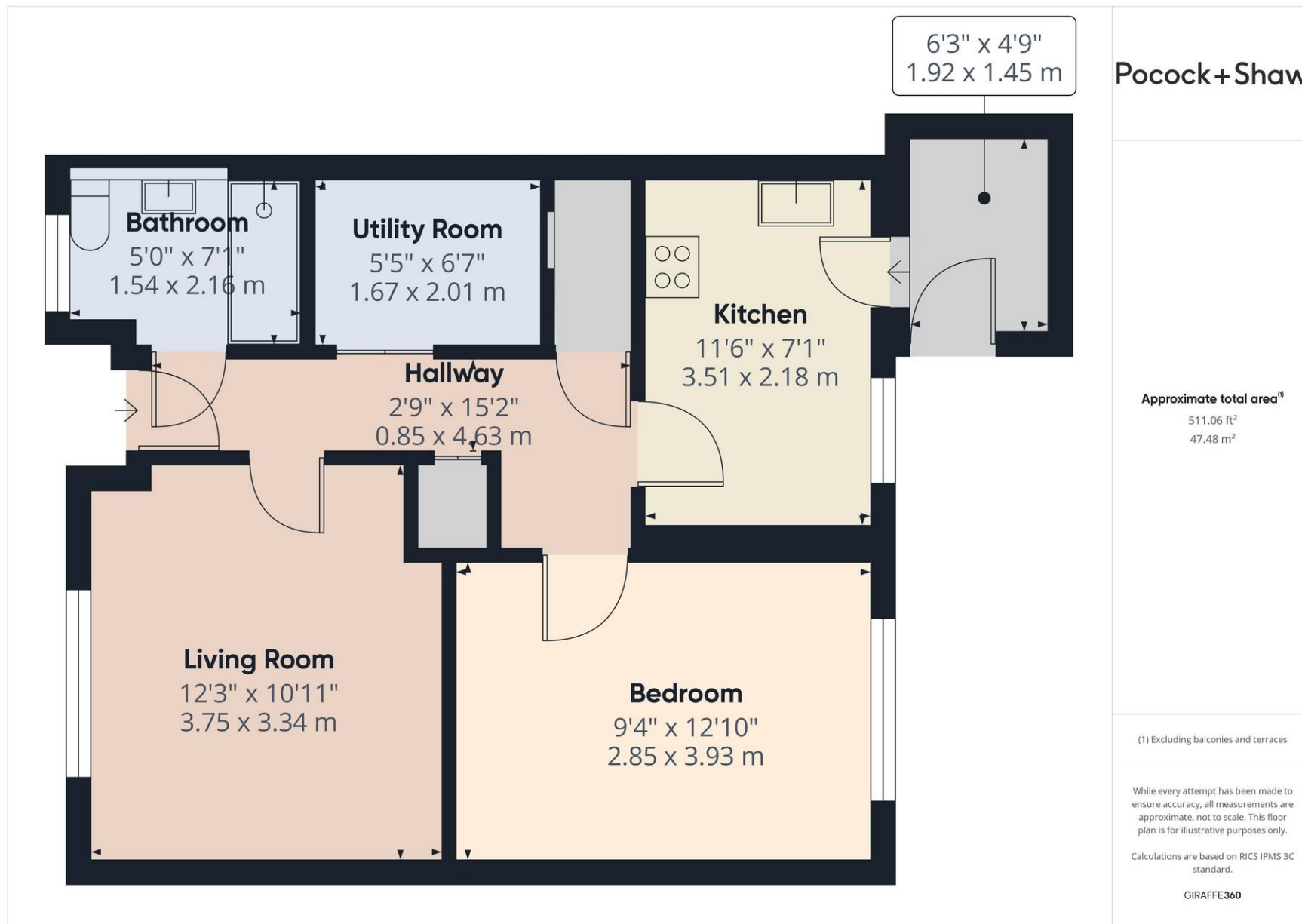
Tenure The property is Leasehold

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		89
(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

Pocock+Shaw