



Bush Close, Comberton, Cambridgeshire
CB23 7EG

Pocock + Shaw

37 Bush Close
Comberton
Cambridge
Cambridgeshire
CB23 7EG

A well proportioned ground floor maisonette offered with no upward chain and situated in a traffic free location close to the heart of this sought after South Cambridgeshire village.

- Ground floor 1 bedroom maisonette
- Good sized mature gardens
- No upward chain
- Well proportioned
- Fitted kitchen with appliances to remain
- Double glazed windows
- Great potential

Guide Price £170,000



The property, which offers a wonderful opportunity for a first time or investment purchaser, provides easy access to a wide range of local amenities including a butcher, Post Office, public house and primary school along with Comberton Village College which is rated "outstanding" by Ofsted.

Comberton is situated approximately 6 miles from Cambridge and 3 miles from M11 Junction 12 giving easy access to London and beyond. Cambridge and Foxton mainline railway stations provides access to Liverpool Street and Kings Cross.

Ground floor

Hallway accessed by partly glazed door, electric storage heater, cupboard with hot water cylinder, large storage cupboard, coat hooks.

Living room 15'0" x 10'11" (4.58 m x 3.33 m) large double glazed window overlooking the garden, electric fire with tiled hearth and surround, electric storage heater, picture rail, partly glazed door to kitchen.

Kitchen 10'11" x 5'7" (3.33 m x 1.71 m) comprising a range of fitted wall and base units with extensive working surfaces and inset single drainer sink unit with mixer tap, double glazed window to the garden, space for range of appliances including fridge/freezer, plumbing and space for washing machine, electric cooker (appliances to remain), tiled splashbacks and spotlight cluster.

Bedroom 1 11'7" x 11'7" (3.54 m x 3.53 m) fitted double wardrobe with hanging rail and shelving and mirrored sliding doors, electric storage heater, double glazed window to front aspect.

Bathroom with three piece coloured suite comprising low level WC, pedestal wash handbasin with mixer tap, panelled bath, partly tiled walls, double glazed window and wall mounted electric heater.

Outside Pathway to front door, wrap around mature gardens comprising a range of mature plants, shrubs and trees, lawned area with inset pond and timber shed to remain.

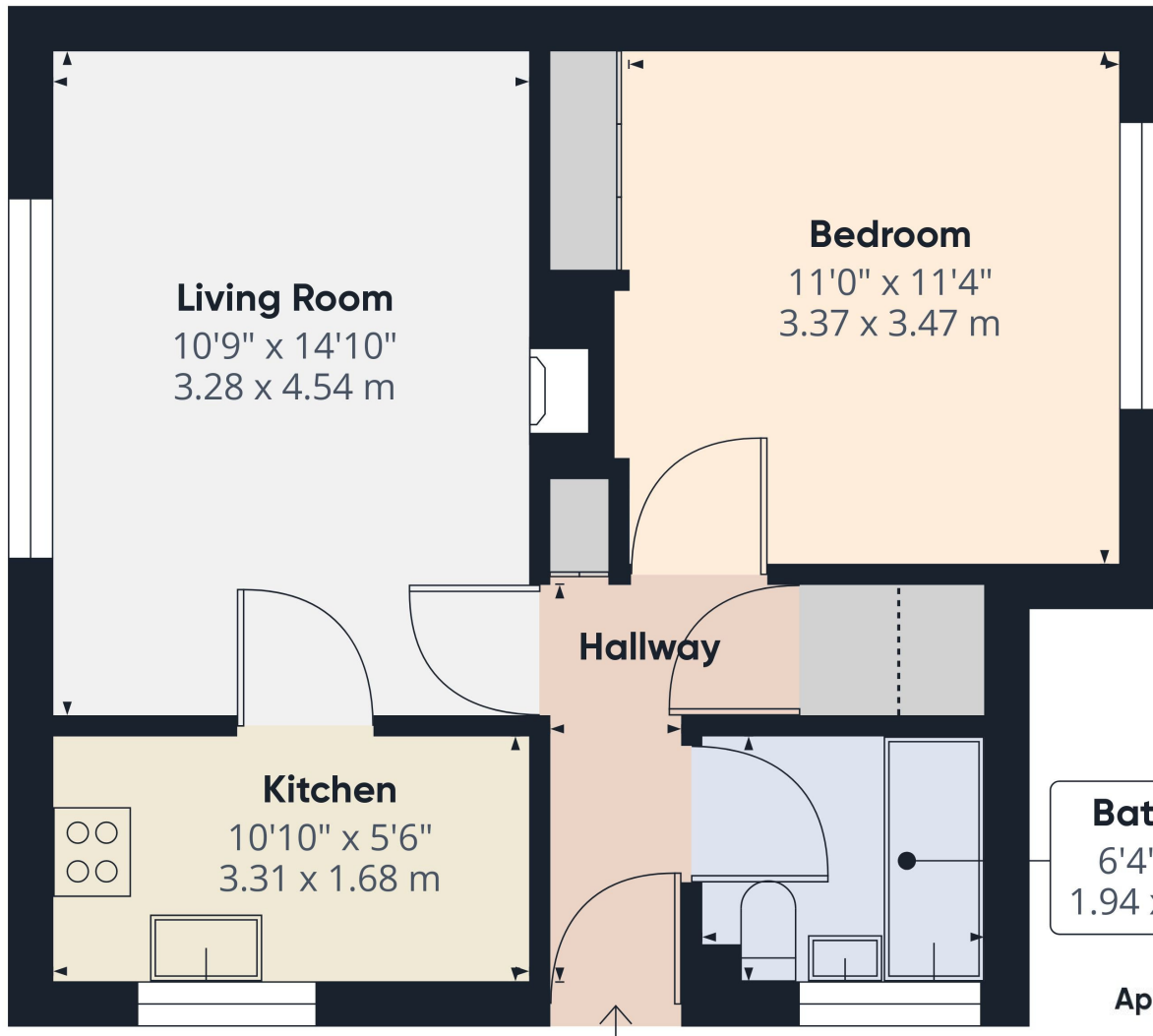
Services Mains water, electricity and drainage.

Council Tax Band B

Tenure The property is leasehold. 125 year lease from 30/03/1990. Service charge of £133.91 for 2024. Ground rent of £10 per annum.

Viewing By Arrangement with Pocock + Shaw





Bathroom
6'4" x 5'6"
1.94 x 1.68 m

Approximate total area

450.68 ft²
41.87 m²



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	67	
(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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