



Allens Close, Barton
CB23 7BL



pocock & shaw
Residential sales, lettings & management

7 Allens Close
Barton
Cambridge
Cambridgeshire
CB23 7BL

A two bedroom bungalow for the over 60's sold on a 75% shared basis with SCDC. Set in a residential cul de sac position with a good sized south westerly facing rear garden.

- Porch and reception hall
- Sitting room
- Two bedrooms
- Kitchen
- Store room
- Shower wet room
- Electric storage heating
- Enclosed rear garden
- Communal parking spaces
- Chain free

Shared Ownership £210,000



A two bedroom semi detached bungalow, ideally located in the sought after village of Barton just four miles out of the historic City of Cambridge. The bungalow is sold on a 75% share with South Cambridgeshire Council for the over 60's. With no onward chain. Set on a south westerly facing plot with side and rear garden.

Entrance porch Glazed entrance door to:

Entrance hall Wall mounted electric storage heater. Door to:

Store room 4'10" x 4'0" (1.47 m x 1.22 m) Pendant light point.

Sitting room 16'0" x 10'6" (4.88 m x 3.20 m) Window to the front, tiled fireplace. Coved cornice and meter cupboard. Wall mounted electric storage heater.

Kitchen 12'0" x 7'4" (3.66 m x 2.24 m) Fitted range of units with work surface, inset single drainer stainless steel sink unit, range of drawer line base units. Space for electric cooker. Part ceramic tiled splashback and matching wall cupboards. Window to the rear, electric storage heater and glazed door to the rear garden.

Bedroom one 12'8" x 8'7" (3.86 m x 2.62 m) Window to the front, double fitted wardrobe, coved cornice and electric wall panel heater.

Bedroom two 8'8" x 8'0" (2.64 m x 2.44 m) Window to the rear, coved cornice and electric wall panel heater.

Shower wet room Fitted pedestal wash basin, close coupled WC, Mira shower and electric wall heater. Window to the rear. Single airing cupboard housing hot water cylinder.

Outside

Front garden Open plan lawned area with pedestrian access to the rear.

Rear garden Lawned area, brick built lockable storage shed 6'5 x 4'11 with power point.

Services All mains are connected with the exception of gas

Tenure

- Service charge for 2023/24 - £138.01 per quarter
- Buildings insurance for 2023/24 - £8.30 per quarter
- Ground rent - £6.50 per quarter

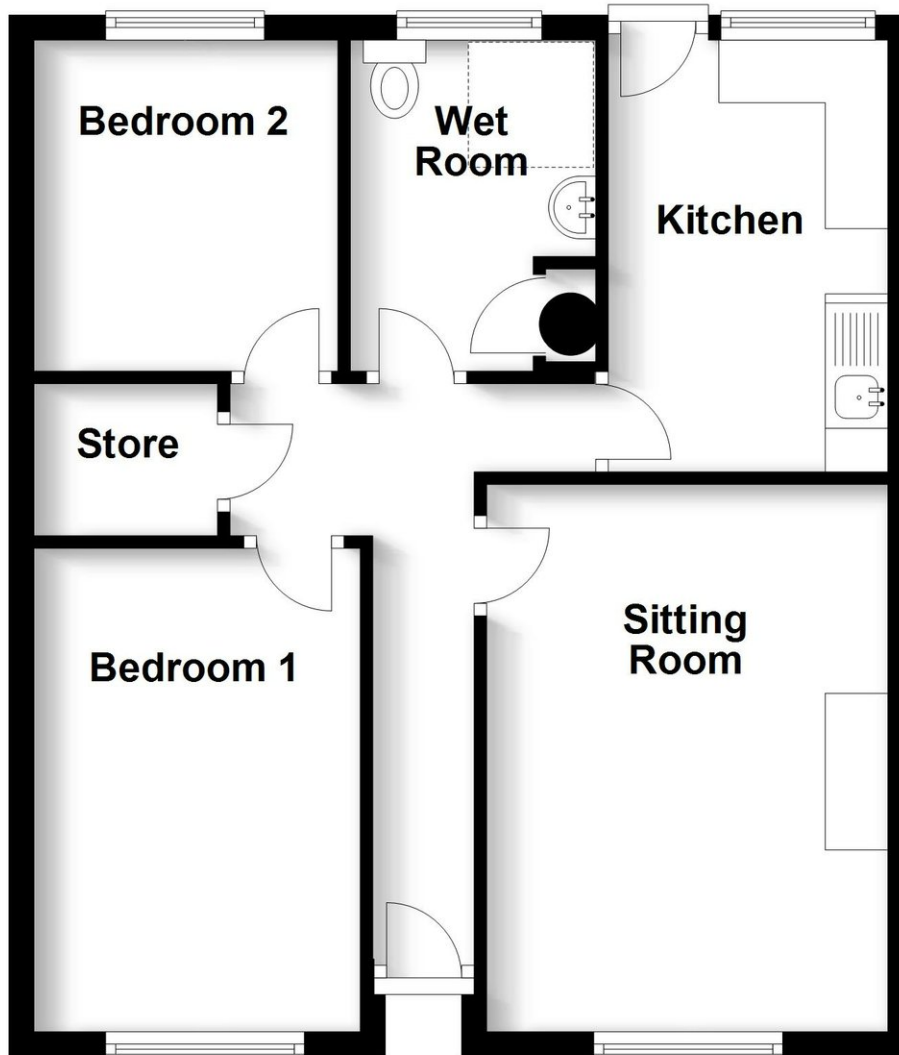
Council tax band B

Viewing By prior appointment with Pocock and Shaw



Ground Floor

Approx. 53.4 sq. metres (575.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	63	
(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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