



Chapmans Close, Landbeach
CB25 9GQ



pocock & shaw

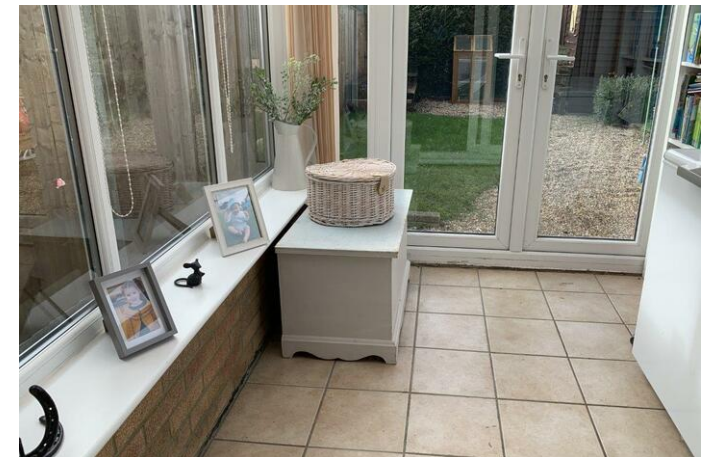
Residential sales, lettings & management

5 Chapmans Close
Landbeach
Cambridge
Cambridgeshire
CB25 9GQ

A spacious 2 bedroom end of terrace shared ownership house enjoying a delightful location within this sought after village just to the north of Cambridge

- 80% Equity share
- Quiet cul-de-sac location
- Adjacent to open farmland and playing field
- Sitting/dining room and conservatory
- 2 double bedrooms with fitted wardrobes
- Shower over the bath
- Rear garden
- 2 Allocated parking spaces

Shared Ownership £228,000



Landbeach is an attractive village well placed just 5 miles north of Cambridge. Renowned for the variety and quality of housing Landbeach is one of the few remaining villages unspoilt in more recent times by development. The village is conveniently situated just off the A10 giving fast easy access to Cambridge, the and M11 motorway.

Chapmans Close is a small cul-de-sac development enjoying a particularly good position within the village, adjacent to open farmland and a playing field. The property is presented in excellent decorative order, a tidy rear garden and two allocated parking spaces. It also benefits from a communal grassed area to the side with its own raised vegetable bed.

The development was built circa 1994 on behalf of a local housing association and the whole property is offered on a 80% share - based on the current full market value. The remaining share of ownership is retained by the Housing Association for which a relatively low 'social' rent is charged - currently being £119.35 a month which includes the service charge.

Please note that any proposed purchaser will need to satisfy the requirements/ conditions of the Housing Association. A local connection is no longer required to apply for this property, although priority will be granted to any applicant with a local connection to the area. More details can be obtained by calling our office on 01223 322552.

GROUND FLOOR

Porch with utility cupboard (secured with a lock), courtesy light and part glazed door to

Reception hallway with coving, radiator, stairs to first floor, inset brush mat and Amtico style timber effect flooring, doors to

Kitchen 10'8" x 6'2" (3.25 m x 1.88 m) with double glazed window to front, comprehensive range of fitted wall and base units with roll top work surfaces and tiled splashbacks, Neff four ring gas hob with electric oven below and extractor hood (with lighting) over, stainless steel sink unit and drainer, plumbing for washing

machine, space for fridge/freezer, recessed ceiling spotlights, coving, radiator, wall mounted gas central heating boiler.

Sitting/dining room 15'7" x 12'7" (4.75 m x 3.84 m) with coving, full length window and glazed panel to side, two radiators, good sized built in cupboard (extends under the staircase), Amtico style timber effect flooring, upvc sliding door and glazed panel leading onto the

Conservatory 8'0" x 7'4" (2.44 m x 2.24 m) with upvc double glazing, power and lighting, double doors opening onto the rear garden, ceramic tiled flooring.

FIRST FLOOR

Landing with loft access hatch, coving, radiator, doors to

Bedroom 1 12'8" x 10'9" (3.86 m x 3.28 m) with double glazed window to rear with views to garden and fields beyond, coving, radiator.

Bedroom 2 12'7" x 7'7" (3.84 m x 2.31 m) with double glazed window to front, radiator, built in airing cupboard with recently fitted hot water tank.

Bathroom with double glazed window to rear, panelled bath with fully tiled surround, chrome Triton shower unit over, WC, wash handbasin, radiator, recessed ceiling spotlights, extractor fan.

Outside Front garden area with perennial shrubs and bark covered border, secured gate to side which leads down the side of the property.

The attractive 30ft approx rear garden has a lawn area, gravelled path and seating area, raised bed and further flower and shrub borders. Two allocated parking spaces - one to the driveway in front of the property.

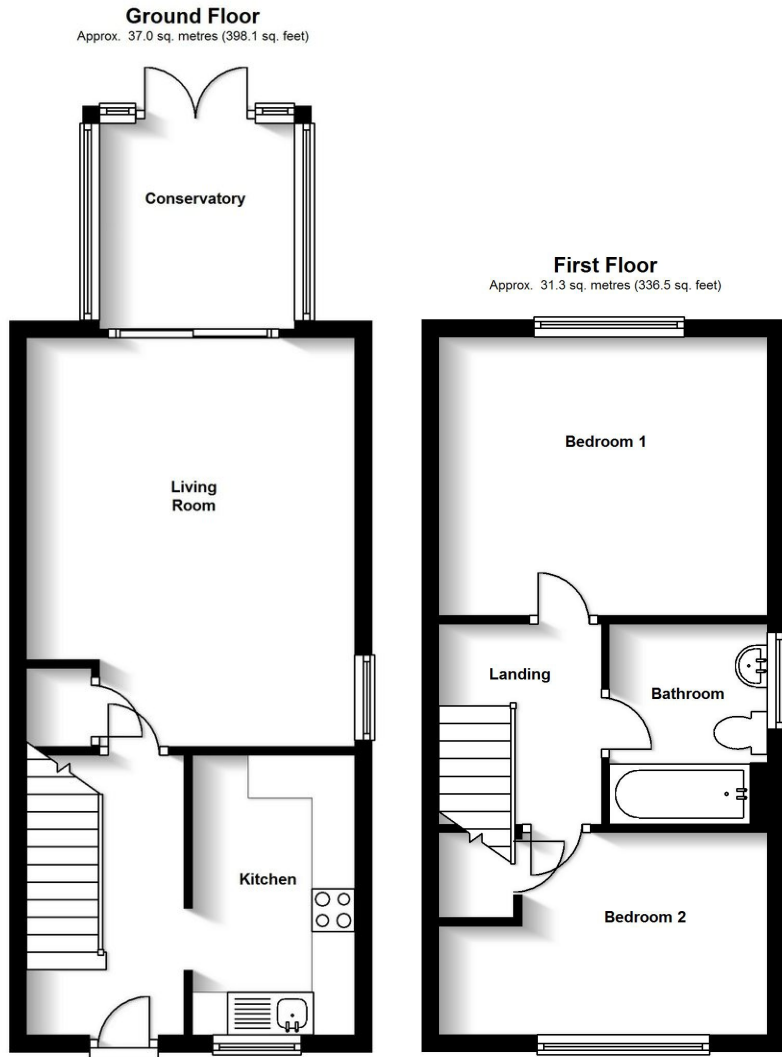
Services All mains services.

Tenure The property is Leasehold, 125 years from June 1995. There is a monthly payment of £119.35 to Hundred Houses and includes the service charge.



Council Tax Band C

Viewing By arrangement with Pocock & Shaw



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(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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