



33 Meadowcroft Way, Orwell, Royston
SG8 5QU



pocock & shaw

Residential sales, lettings & management

33 Meadowcroft Way
Orwell
Royston
Hertfordshire
SG8 5QU

A spacious two bedroom semi detached bungalow in a residential cul de sac, in this highly sought after village south of Cambridge. Age restricted for the over 60's, and sold on a 75% shared ownership basis.

- Reception hall
- Sitting room
- Kitchen
- Conservatory
- Two bedrooms
- Shower wet room
- Off road parking
- Large rear garden

Shared Ownership £215,000



A very spacious two bedroom semi detached bungalow for the over 60's, set on a good sized plot, with off road parking to the front and a large rear garden. The village shop is a short walk away and open countryside is easily accessible.

RECESSED ENTRANCE PORCH Sealed unit double glazed entrance door to:

RECEPTION HALL Door opening to:

SITTING ROOM 13'5" x 11'6" (13.40 ft x 11.50 ft)
Window to the front, wall mounted electric storage heater. Fireplace with fitted wood burning stove. Open hatch to kitchen.

KITCHEN 14'8" x 6'10" (14.70 ft x 6.80 ft) Fitted units with work surface, single drainer stainless steel sink, range of base units, space and plumbing for washing machine, matching range of wall mounted cupboards, part ceramic tiled splash back, electric cooker point, window to the rear and radiator. Door to:

CONSERVATORY PORCH 6'8" x 4'10" (6.70 ft x 4.80 ft) Sealed unit double glazed windows to the rear and side. Door to rear garden.

BEDROOM ONE 12'2" x 11'7" (12.20 ft x 11.60 ft)
Window to the front, wall mounted storage heater, single built in wardrobe.

BEDROOM TWO 8'7" x 7'6" (8.60 ft x 7.50 ft) Window to the rear, single built in cupboard.

SHOWER WET ROOM Fitted suite with wall mounted wash basin, close coupled WC and shower area, with electric shower. Window to the rear, part ceramic tiling to the walls.

OUTSIDE To the front of the property there is an garden area, with off road parking space, gated pedestrian access to the rear. Rear garden being laid to grass, with patio area, several mature shrubs and bushes, timber summer house.

SERVICES All mains services are connected with the exception of gas.

TENURE The property is sold on a shared ownership basis with SCDC.

Leasehold. 125 year lease from 9/12/2016

Ground rent £6.50 per quarter

Buildings insurance £8.25 per quarter

Service charge £266.06 per quarter

Council tax band B

VIEWING By prior appointment with Pocock and Shaw

Tenure The property is Leasehold

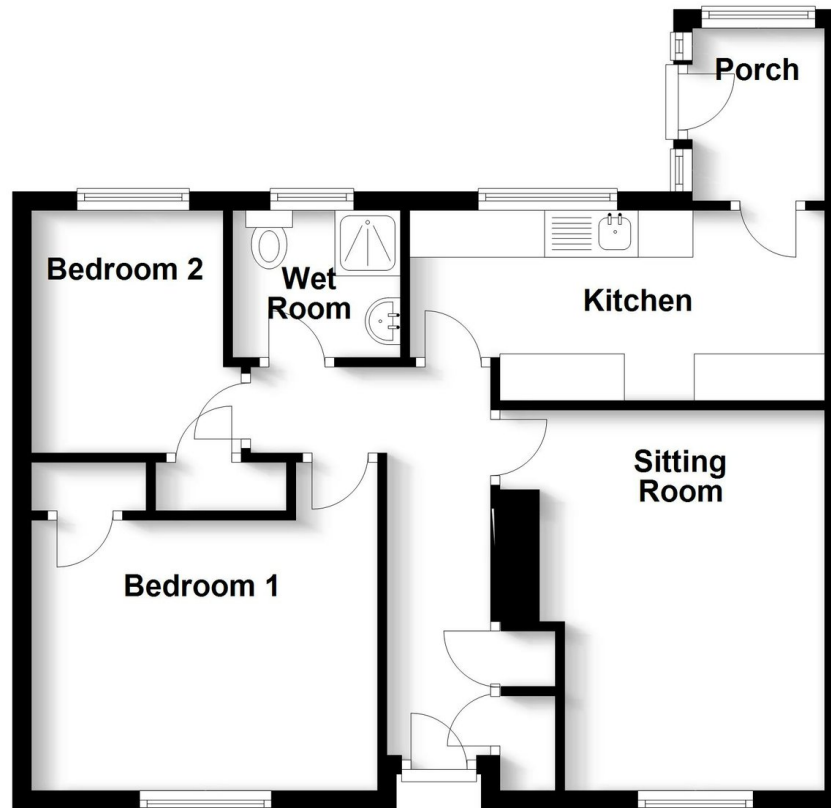
Council Tax Band

Viewing By Arrangement with Pocock & Shaw



Ground Floor

Approx. 54.8 sq. metres (590.0 sq. feet)



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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