



Coolidge Gardens, Cottenham, Cambridge,
CB24 8RQ



pocock & shaw
Residential sales, lettings & management

9 Coolidge Gardens
Cottenham
Cambridge
CB24 8RQ

A one bedroom bungalow sold on a 40% share with South Cambs District Council. In an attractive setting facing an open green area and built in 1965 of a traditional construction, it is specifically restricted to the over 60's. A short walk from the village centre and numerous shops, including a Co-Op, doctors surgery and dentist.

- Entrance hall
- Sitting room
- Kitchen
- Inner hall with store room
- Double bedroom
- Shower wet room
- Gas radiator heating system
- Communal parking to the front
- No onward chain

Offers around £90,000



A one bedroom bungalow, sold on a 40% shared basis with SCDC, for the over over 60's. The location is just a short walk from the village centre. There is off road parking to the front and communal gardens to the rear.

CANOPY PORCH Entrance door to:

HALL Single cupboard with meters, door to:

SITTING ROOM Window to the front, two radiators, door to inner hall and kitchen.

KITCHEN Fitted units, with single drainer stainless steel sink unit, single base unit. Work surface with further base units, space and plumbing for washing machine, three matching wall mounted cupboards, electric cooker point, window to the rear. Radiator.

INNER HALL Door to the rear, radiator, large walk in store cupboard, and further single boiler cupboard housing Vaillant gas boiler.

BEDROOM Window to the front, radiator, single cupboard.

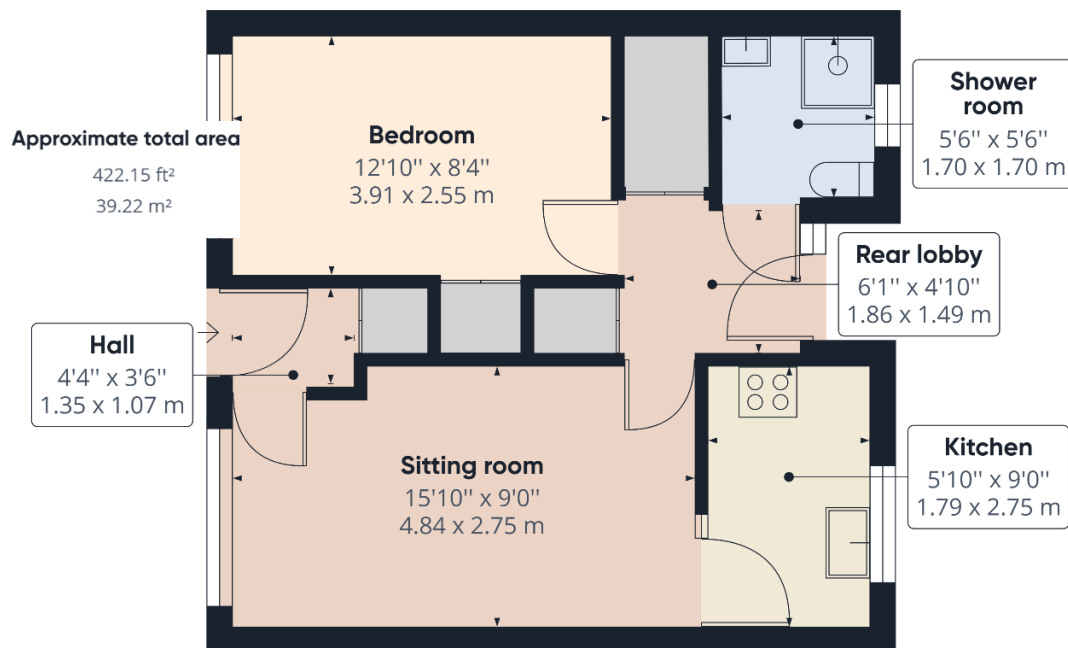
SHOWER WET ROOM Wall mounted wash basin, close coupled WC, and shower area. Fitted Mira power shower, window to the rear, radiator.

OUTSIDE To the front there is a communal car parking area, pedestrian access to the rear. Communal rear garden area, with clothes airers. Outside storage barn in a communal block.

SERVICES All mains services are connected.

TENURE Leasehold for a 40% share, 111 years remaining, this property incurs a variable service charge which is currently £145.44 per quarter, a ground rent of £26 per annum, a weekly rent for the share retained by SCDC of £31.41 and building insurance charge of £5.02 per quarter

VIEWING By prior appointment with Pocock and Shaw



EPC graph awaited

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