



Chestnut Close, Haslingfield
CB23 1JU

Pocock + Shaw

43 Chestnut Close
Haslingfield
Cambridge
Cambridgeshire
CB23 1JU

A one bedroom end of terrace bungalow, ideally set in a traffic free position in the sought after village of Haslingfield, to the south of Cambridge.

For the over 60's, the bungalow is sold on a 75% share with SCDC.

- Entrance hall
- Sitting room
- Kitchen
- Double bedroom
- Bathroom
- Gas radiator heating system
- Walkway position
- Enclosed rear garden
- No upward chain

Shared Ownership £165,000



A one bedroom end of terrace bungalow, ideally located in the sought after village of Haslingfield, just six 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, the bungalow is set in a walkway traffic free position, with an enclosed rear garden.

Entrance door Opening to:

Reception hall Radiator, porcelain floor, single cloaks cupboard and airing cupboard housing hot water cylinder and immersion heater.

Sitting room 16'8" x 9'4" (5.08 m x 2.84 m) Window to the front and double patio doors to the rear garden, radiator.

Kitchen 10'9" x 8'9" (3.28 m x 2.67 m) Fitted range of modern units with work surface, inset single drainer stainless steel sink unit, single base unit and space and plumbing for washing machine. Further expanse of work surface with base units and space for slot in cooker. Window to the rear and door to side garden.

Bedroom 11'1" x 10'9" (3.38 m x 3.28 m) Window to the front and radiator, access to loft space,

Bathroom White suite with pedestal wash basin, close coupled WC and bath, fitted shower over. Part ceramic tiled splashback, window to the rear.

Outside

Front garden A lawned garden area, with paved pathway and pedestrian side access.

Rear garden A good sized garden with lawn, and small patio area.

Services All mains services are connected.

Tenure Leasehold – 125 years from March 2015 (116 years remaining)

Maintenance charge : £234.44 per quarter

Ground rent : £6.50 per quarter

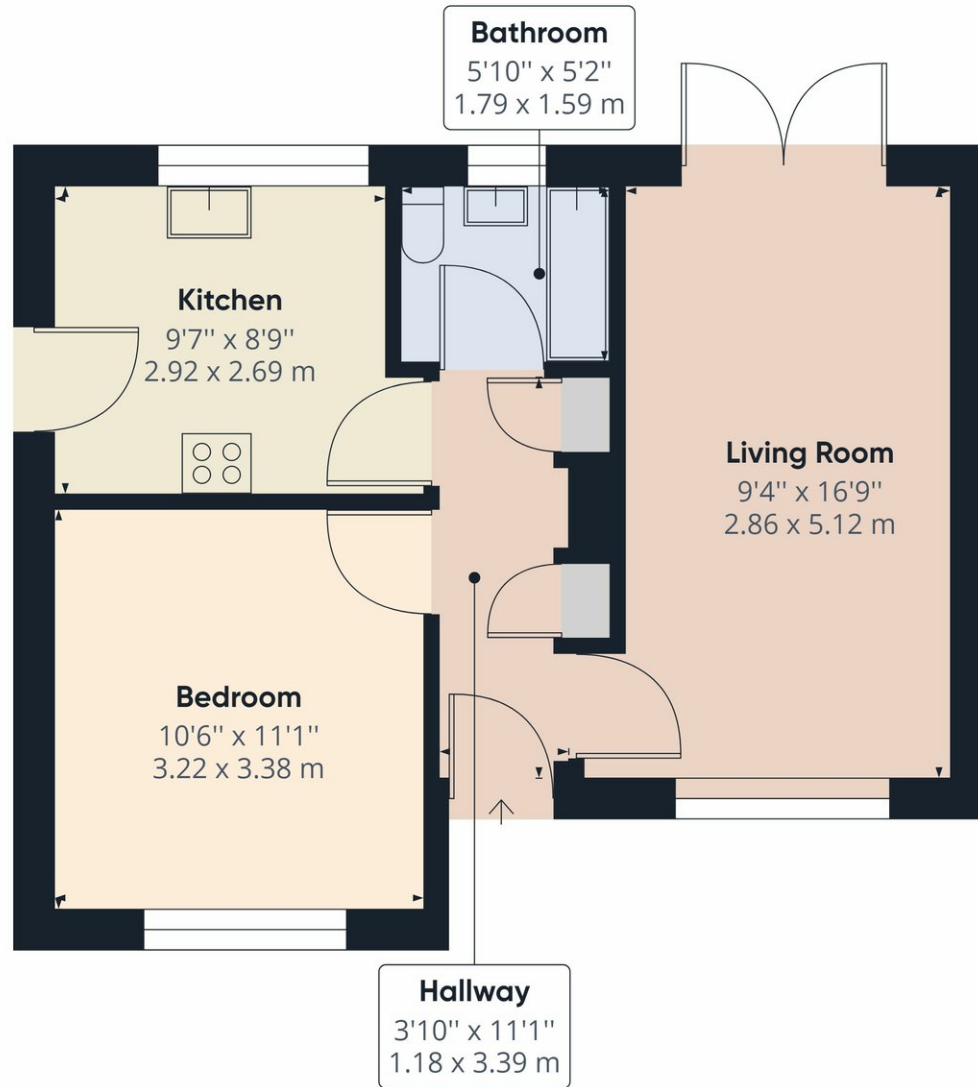
Buildings insurance: £6.82 per quarter

Council Tax Band B

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	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



Approximate total area

457.26 ft²

42.48 m²

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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