



Grace Crescent, Hardwick
CB23 7AH



pocock & shaw

Residential sales, lettings & management

7 Grace Crescent
Hardwick
Cambridge
Cambridgeshire
CB23 7AH

An opportunity to purchase a 50% share in this spacious two bedroom semi-detached house with parking and a sunny rear garden, enjoying a cul de sac position within this popular village to the west of Cambridge

- Semi detached house
- Cul de Sac location
- Two double bedrooms
- Spacious cloakroom
- Fitted Kitchen
- Living Room with access to garden
- Sunny rear garden
- 50% share offered

Shared Ownership £158,000



This spacious two bedroom property is offered with a 50% leasehold share interest. The remaining 50% share is owned by Hundred Houses Society and any buyer would need to pay a monthly rent of £302.54 (includes buildings insurance and service charge) for the remaining 50%.

Enjoying a particularly good position within the cul-de-sac, this well proportioned property also offers distant views over open countryside to the rear, a sunny rear garden and allocated parking for two vehicles.

To qualify any buyer will need to satisfy certain criteria and this can be provided by contacting us.

In detail the accommodation comprises:-

Deep covered porch with part glazed door to

Reception hallway with stairs to first floor, radiator, electric fuse box, understairs cupboard, laminate wood flooring, doors to

Kitchen 11'0" x 9'1" (3.35 m x 2.77 m) with window to front, excellent range of fitted wall and base units with roll top work surfaces and tiled splashbacks, built in four ring gas hob with electric oven and stainless steel chimney extractor hood over, space for fridge/freezer, space and plumbing for washing machine, stainless steel sink unit and drainer with mixer taps, radiator, serving hatch to living room.

Living room 15'11" x 11'0" (4.85 m x 3.35 m) with sunny southerly aspect with window and patio doors to garden, coving, two radiators, laminate wood flooring.

Cloakroom 8'0" x 5'5" (2.43 m x 1.66 m) with small window to side, WC with concealed cistern, wash handbasin with tiled splashbacks, mirror and strip light with shaver point over, radiator, cupboard housing the Potterton 'Promax combi' central heating boiler (serviced February 2023).

First Floor

Landing with coving, double doors to built in cupboard with lighting and slatted wood shelving.

Bedroom 1 16'1" x 8'10" (4.89 m x 2.68 m) with two windows to rear with views to garden and countryside beyond.

Bedroom 2 10'11" x 9'0" (3.35 m x 2.74 m) with window to front.

Bathroom with window to front and window to side, panelled bath with fully tiled surround and chrome shower unit over, wash handbasin with tiled splashbacks, mirror and shaver point over, WC, extractor fan.

Outside The property enjoys a good location within the cul-de-sac and offers parking to front for two vehicles. Covered side porch area with store shed to front and rear. Sunny southerly facing rear garden 40ft approx. with patio area adjacent to the rear of the property leading to a lawn.

Services All mains services.

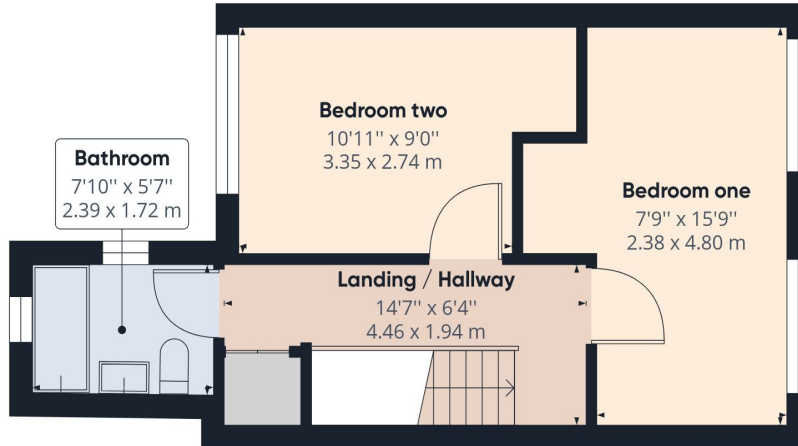
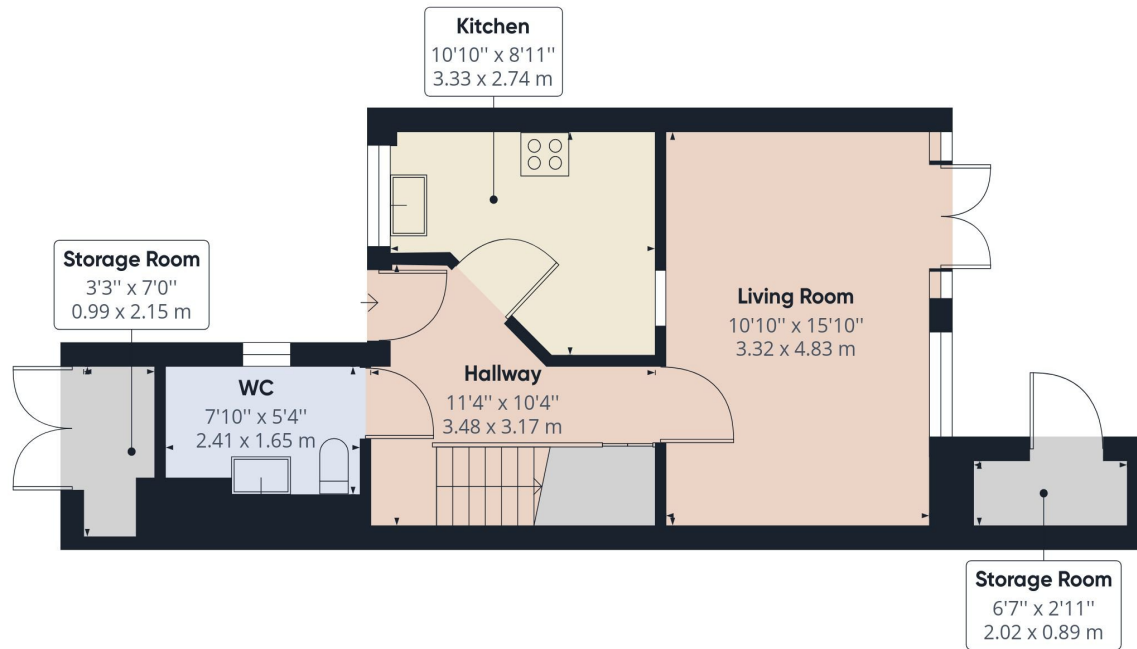
Tenure The property is offered with a 50% share on a leasehold basis. The original term being 125 years from 2008. The remaining share is owned by Hundred Houses Society. There is a monthly rent payable of £302.54 for the remaining 50% (Rent - £281.44 and Service charge - £21.10). The sewage charge is covered within the service charge so any occupier would only need to pay for water rates.

Council Tax Band B

Viewing By arrangement with Pocock & Shaw



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		91
(81-91)	B		
(69-80)	C	79	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



Approximate total area¹

800.98 ft²

74.41 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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