



Chaplins Close, Fulbourn
CB21 5HU



pocock & shaw
Residential sales, lettings & management

13 Chaplins Close
Fulbourn
Cambridge
Cambridgeshire
CB21 5HU

A freshly refurbished one bedroom terraced bungalow, in this sheltered development for the over 60's. Sold on a 75% shared basis with SCDC. Ideally located in this residential cul de sac in the popular village of Fulbourn four miles out of the historic City of Cambridge.

- Porch and entrance hall
- Sitting room
- Kitchen
- Double bedroom
- Shower wet room
- Gas radiator heating system
- 75% equity share for the over 60's
- Enclosed rear garden
- No upward chain

Shared Ownership £206,250



A freshly refurbished one bedroom terraced bungalow for the over 60's sold on a 75% shared basis with SCDC. Ideally located in this residential cul de sac in the popular village of Fulbourn four miles out of the historic City of Cambridge. With an enclosed private rear garden, and open green space to the front.

Recessed entrance porch Double glazed entrance door to:

Entrance hall Radiator. Single cupboard housing Vaillant gas boiler.

Store room 7'0" x 5'7" (2.13 m x 1.70 m) Fitted shelving and pendant light point. Radiator.

Store cupboard Fitted shelving

Sitting room 12'6" x 11'1" (3.81 m x 3.38 m) Two windows to the front, double radiator.

Kitchen 8'5" x 11'7" (2.56 m x 3.54 m) Two windows to the rear, well fitted range of wood effect units set under a rolled edge work surface, inset single drainer stainless steel sink unit, single base unit. Space for washing machine and electric cooker. Further worksurface with base units, matching wall mounted cupboards. glazed door to,

Rear porch 6'4" x 5'2" (1.93 m x 1.57 m) Door to the rear garden.

Bedroom 13'1" x 9'5" (3.99 m x 2.87 m) Two windows to the rear, double radiator.

Shower wet room White suite with wall mounted wash basin, close coupled wc, and fitted Mira shower. Part ceramic tiling to the walls, window to the front, double radiator.

Outside To the front there is an open plan garden area. The rear garden is mostly to gravel, with pedestrian access to the rear.

Tenure Leasehold. Shared equity share bungalow : 75% share for sale @ £206,250 Service charge @ £231.96 per quarter Buildings Insurance @ £11.97 per quarter

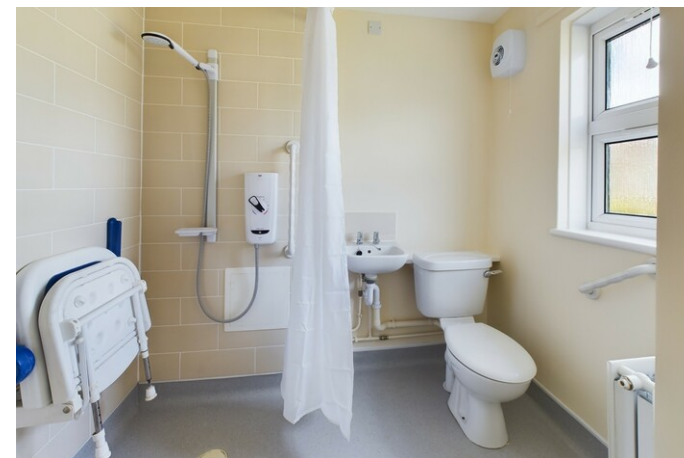
Services All mains services are connected with the exception of gas. Council tax band B

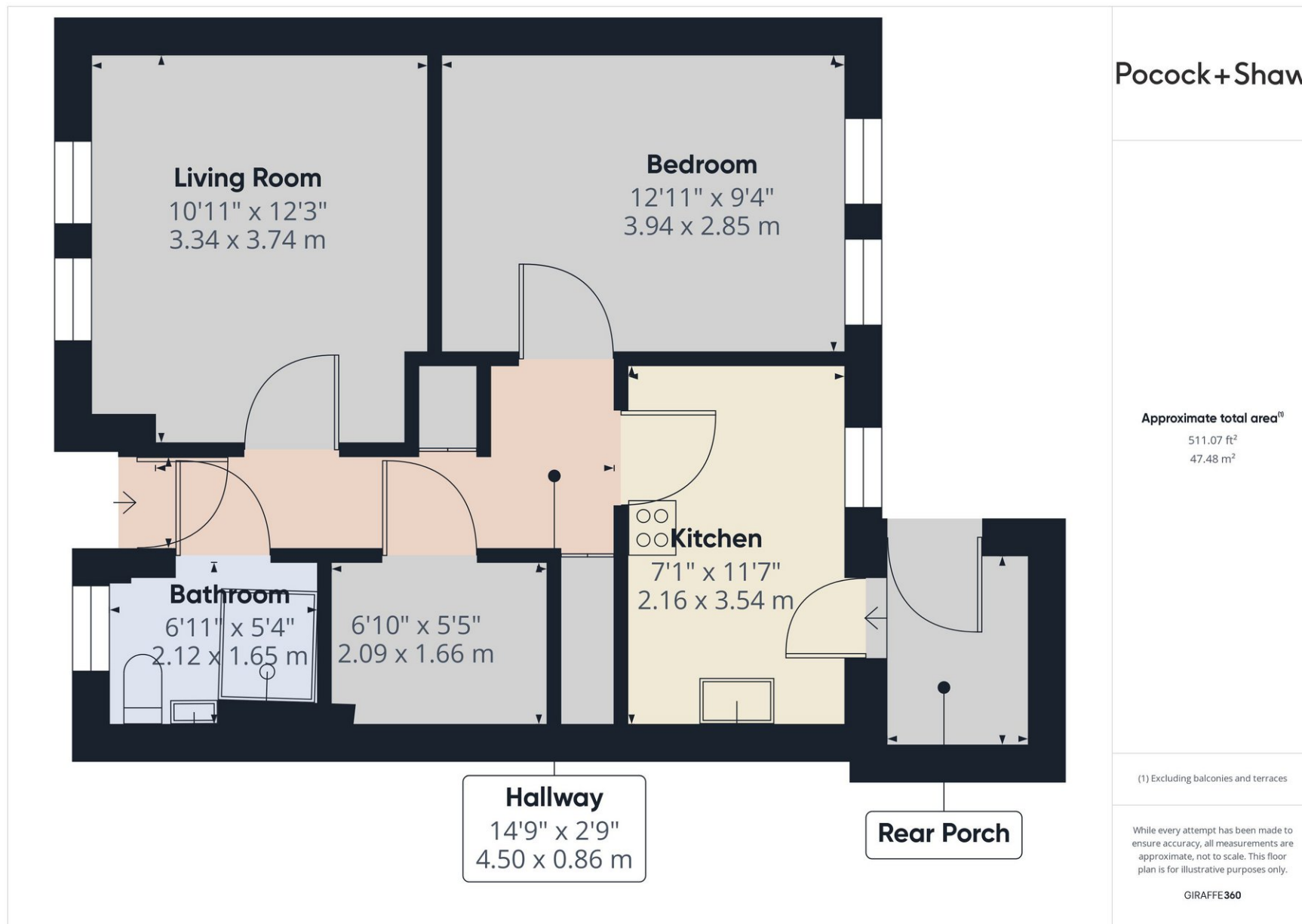
Viewing By prior appointment with Pocock and Shaw

Tenure The property is Leasehold

Council Tax Band B

Viewing By Arrangement with Pocock & Shaw





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