



Chalklands, Linton, Cambridge
CB21 4JH



pocock & shaw
Residential sales, lettings & management

30 Chalklands
Linton
Cambridge
CB21 4JH

A very well presented one bedroom bungalow, in a lovely end of cul-de-sac position, sold on a 75% shared basis with SCDC, for the over 60's. With a well fitted kitchen, refitted bathroom, conservatory and enclosed rear garden.

- Reception hall and porch.
- Sitting room
- Fitted kitchen
- Double bedroom
- Bathroom
- Conservatory
- Enclosed rear garden
- Chain free

Shared Ownership £168,750



A spacious and well presented one bedroom bungalow, set in a traffic free position at the end of a small residential cul-de-sac. With well fitted kitchen and bathroom and the addition of a conservatory to the rear. The bungalow is sold on a 75% shared basis with SCDC, for the over 60's.

The village offers a number of small shops, and Cambridge City is approx 10 miles away.

Recessed entrance porch Glazed door to:

Reception hall Radiator, oak effect flooring, door to:

Sitting room 13'5" x 11'6" (4.09 m x 3.50 m) Window to the front, radiator. Fitted bookcase/display unit.

Kitchen 8'6" x 6'7" (2.58 m x 2.01 m) Well fitted range of Shaker style units with wood effect work surface. Inset single drainer stainless steel sink unit and base units. Continuation of work surface with pan drawer beneath, space and plumbing for washing machine. Matching wall mounted cupboards, window to the rear. Wall mounted gas fired heating boiler.

Rear lobby Radiator, continuation of Oak effect flooring, door to:

Conservatory 12'8" x 8'9" (3.86 m x 2.66 m) Sealed unit double glazed windows to the sides and rear, double French doors to the rear garden.

Bedroom 11'11" x 9'3" (3.62 m x 2.83 m) Window to the front, radiator, two double fitted wardrobes.

Bathroom Fitted white suite with counter set wash basin, enclosed cistern WC and bath, fitted mixer tap and shower, heated towel rail/radiator. Window to the rear.

Outside

Front garden Open plan lawned area, overlooking a small communal green.

Rear garden Enclosed, with lawn, patio, timber shed, side pedestrian access

Tenure Leasehold.

A new lease of 125 years will be granted.

Service charge: £249.73 per quarter

Buildings insurance: £4.93 per quarter

Ground rent: £6.50 per quarter

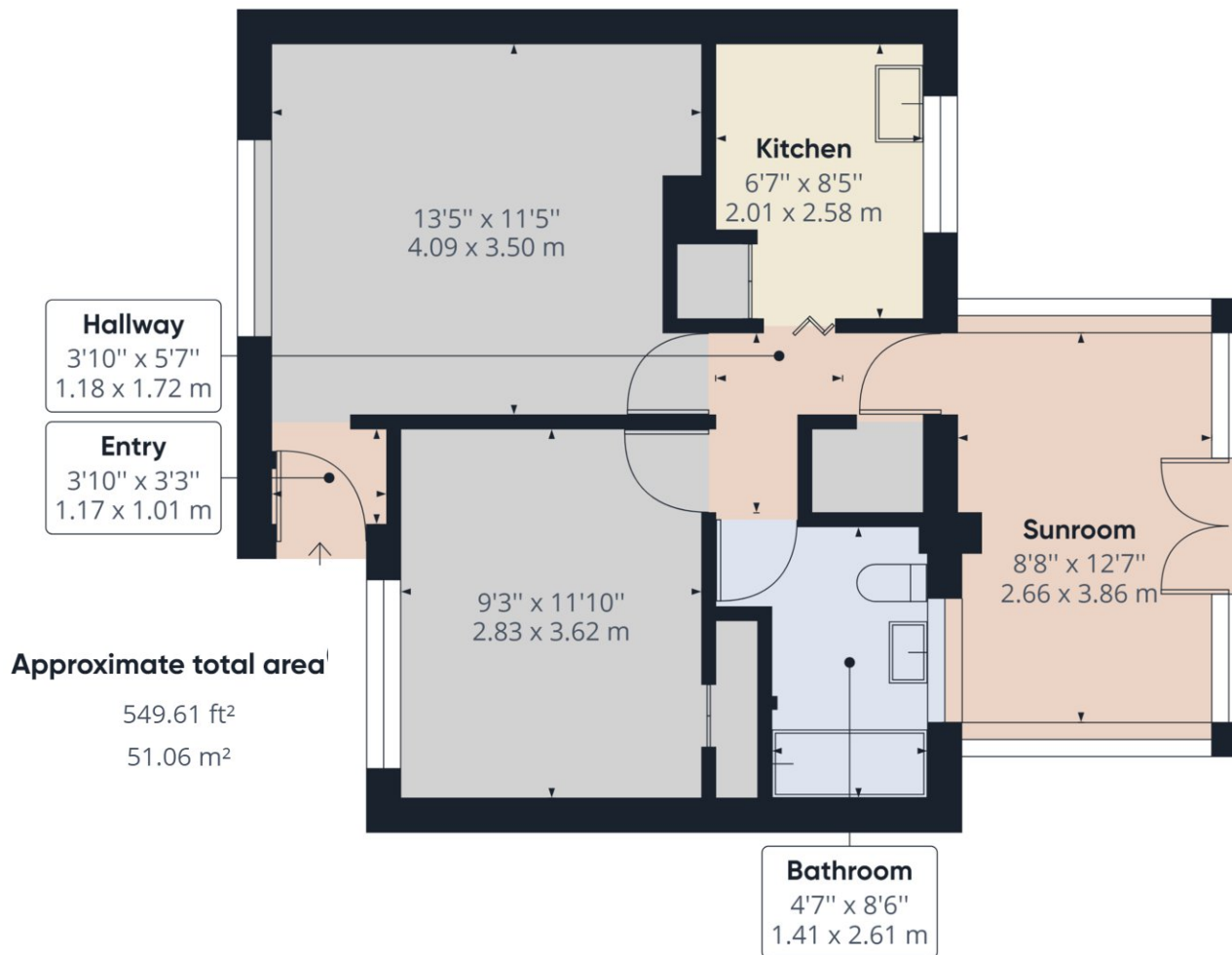
Viewing By prior appointment with Pocock and Shaw.

Tenure The property is Leasehold

Council Tax Band B

Viewing By Arrangement with Pocock & Shaw





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		90
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			

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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