



Chaplins Close, Fulbourn
CB21 5HU

Pocock + Shaw

6 Chaplins Close
Fulbourn
Cambridge
Cambridgeshire
CB21 5HU

A very well presented 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.

- Entrance hall
- Sitting room
- Kitchen
- One bedroom
- Shower wet room
- Store room
- Enclosed rear garden
- 75% share for sale

Shared Ownership £206,250



A well presented one bedroom terraced bungalow in a lovely traffic free position in the popular village of Fulbourn, four miles east of Cambridge. With an enclosed rear garden and no upward chain.

Glazed entrance door to:

Entrance hall Oak effect flooring, single cupboard housing gas fired heating boiler.

Bedroom 10'2" x 12'4" (3.10 m x 3.76 m) Two windows to front, radiator.

Sitting room 13'11" x 9'5" (4.24 m x 2.87 m) Two windows to the rear and radiator.

Kitchen 11'9" x 7'2" (3.58 m x 2.18 m) Well fitted modern gloss white units with worksurface, inset single drainer stainless steel sink unit, range of matching base units, space for cooker and washing machine, part ceramic tiled splashback, double wall mounted cupboard, window to the rear and door to rear.

Shower wet room Fitted suite with wall mounted wash basin, close coupled WC and shower to wet area. Radiator and window to the front.

Store room 9'3" x 5'6" (2.82 m x 1.68 m) Power and pendant light, radiator.

Outside

Enclosed front garden Hedge to front boundary, gravelled area.

Rear garden Enclosed garden with lawn, paved pathway and pedestrian rear access. Patio.

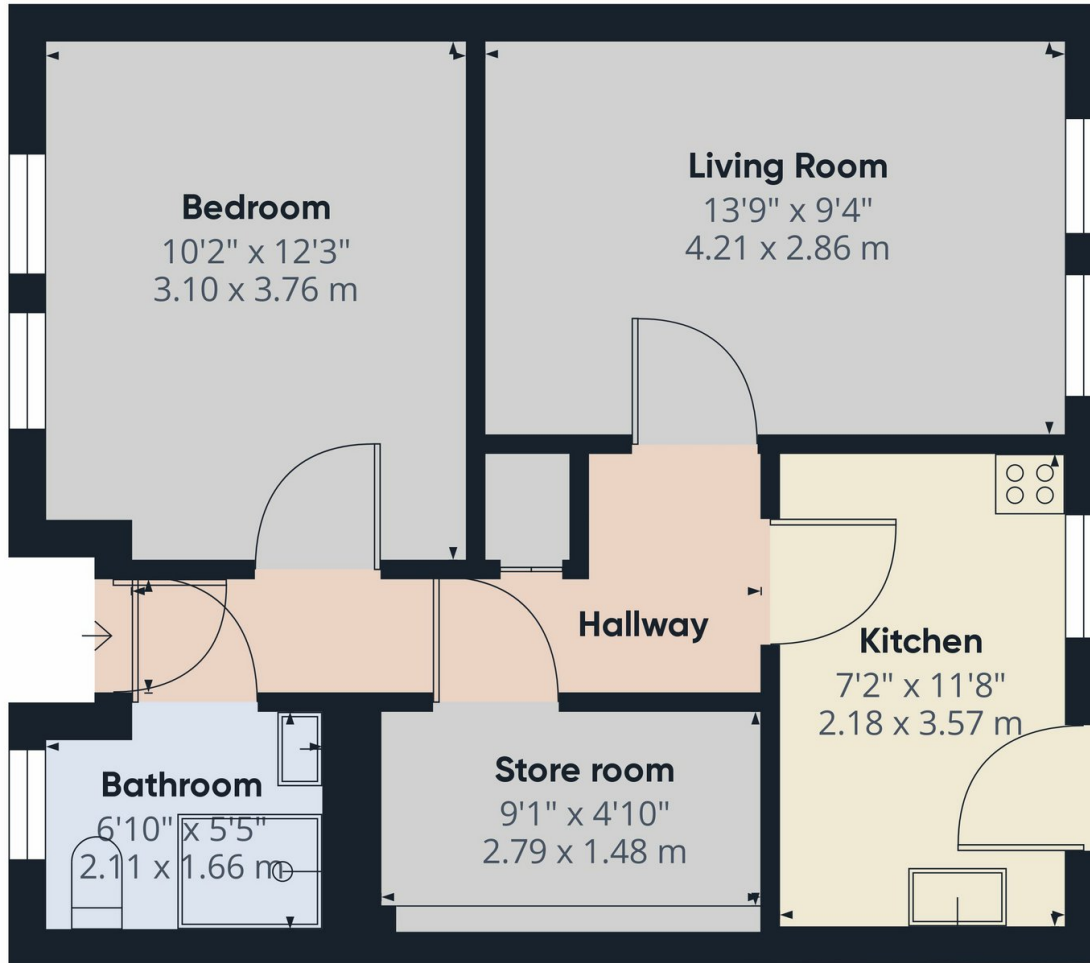
Services All mains services are connected.

Tenure Leasehold. 75% shared basis with SCDC.
Service charge of £231.96
Buildings insurance £11.97 per quarter.

Council Tax Band B

Viewing By Arrangement with Pocock + Shaw





Approximate total area

487.44 ft²
45.28 m²

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			88
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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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