



St. Vigors Road, Fulbourn, CB21 5HG



pocock & shaw

Residential sales, lettings & management

14 St. Vigors Road
Fulbourn
Cambridge
CB21 5HG

A very well presented one bedroom semi detached bungalow, sold on a 75% shared basis with South Cambridgeshire Council, restricted to persons over 60 years of age. With refitted kitchen, gas radiator heating system, bathroom and good sized sitting room, double bedroom and off road parking.

- Entrance hall
- Sitting room
- Refitted kitchen
- Double bedroom
- Bathroom
- Gas radiator heating system
- Off road parking space
- Front and rear gardens
- For the over 60's
- 75% shared ownership

Offers around £157,500



An immaculately presented one bedroom bungalow, being sold on a 75% shared ownership with South Cambs District Council. The property is for the over 60's who are capable of independent living. The property features a refitted kitchen and windows, shower room, sitting room and double bedroom. There is a gas fired radiator heating system, enclosed rear garden and off road parking.

CANOPY PORCH Replacement double glazed entrance door to:

RECEPTION HALL Radiator, single cupboard housing Vaillant gas fired heating boiler. Further single cloaks cupboard.

SITTING ROOM 14' 2" x 11' 4" (4.32m x 3.45m) Window to the front, radiator. Fitted living flame gas fire. Door to:

KITCHEN 9' 11" x 5' 1" (3.02m x 1.55m) Refitted range of units with work surface, inset single drainer stainless steel sink unit, range of base units, space and plumbing for washing machine. Inset four burner gas hob, single oven, extractor above. Tiled ceramic splashback. Window to the side.

BEDROOM 10' 11" x 10' 1" (3.33m x 3.07m) Window to the rear, radiator and large wardrobe.

BATHROOM Fitted white suite with pedestal wash basin, close coupled WC and bath, fitted shower above, Window to the side, radiator.

OUTSIDE

FRONT GARDEN Lawned garden area, with gated pedestrian access to the rear garden.

Single off road parking space

REAR GARDEN Enclose lawned area, paved pathway and garden shed. Fencing to the side and rear boundaries.

TENURE Leasehold 125 years from March 2016 (119 years remaining)

Variable service charge of £153.32 per 1/4 year

Ground rent £26 pa

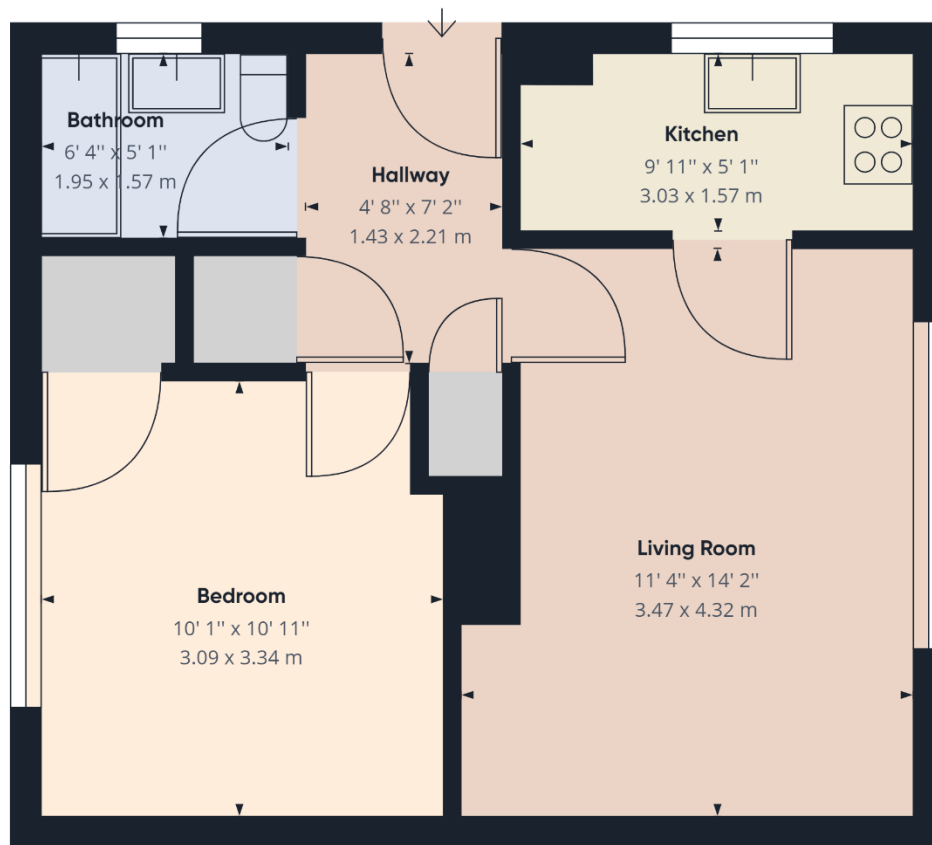
Buildings insurance £4.63 per 1/4 year

VIEWING By prior appointment with Pocock and Shaw

SERVICES All mains services are connected.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		91
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Approximate total area⁽¹⁾

412.73 ft²
38.34 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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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