



Uffen Way, Sawston, CB22 3BS



pocock & shaw

Residential sales, lettings & management

23 Uffen Way
Sawston
Cambridge
CB22 3BS

A good sized one bedroom 75% shared ownership retirement bungalow in a quiet position in a well served village south of Cambridge. With sitting room, Kitchen, Bedroom, Bathroom, double glazing, gas central heating, own larger than average enclosed rear garden. Occupiers required to be at least 55 years of age.

- Porch
- Sitting room
- Kitchen
- Inner lobby
- Shower wet room
- Double bedroom
- Gas radiator heating system
- Good sized rear garden
- No upward chain

Offers around £200,000



Sawston is a large village situated about 7 miles south of Cambridge. It is particularly well served with a wide range of amenities and facilities including a variety of shops and it is also well placed for access onto the the M11 motorway. Uffen Way is a cul-de-sac situated off Evans Way which, in turn, is off New Road which links Mill Lane with Cambridge Road and the High Street.

This retirement bungalow is one of a group in a quiet position fronting onto a small green at the end of the cul-de-sac. They were built in the 1960 by South Cambridgeshire District Council as retirement bungalows with occupation restricted to the over 55s. It is being sold on a shared ownership basis with the Council retaining a 25% share although no rent is charged for this. The bungalow provides well arranged accommodation and is equipped with gas central heating and sealed unit double glazing.

The scheme has a small community centre for use by the residents which includes a meeting room and kitchen.

COVERED ENTRANCE PORCH Entrance door to:

SITTING ROOM 13' 5" x 11' 7" (4.09m x 3.53m) Window to the front, radiator, door to:

INNER HALL Radiator, porch and door to rear garden

KITCHEN 8' 7" x 6' 8" (2.62m x 2.03m) Fitted range of units with work surfaces, range cupboards and drawers below, inset sink unit, tiled ceramic splash back, plumbing for washing machine, double wall mounted cupboards, wall mounted electric convector heater, radiator, built in cupboard housing the Vokera gas combination boiler serving the central heating and hot water. Window to the rear.

BEDROOM 11' 10" x 9' 2" (3.61m x 2.79m) Window to the front, built in cupboard and radiator.

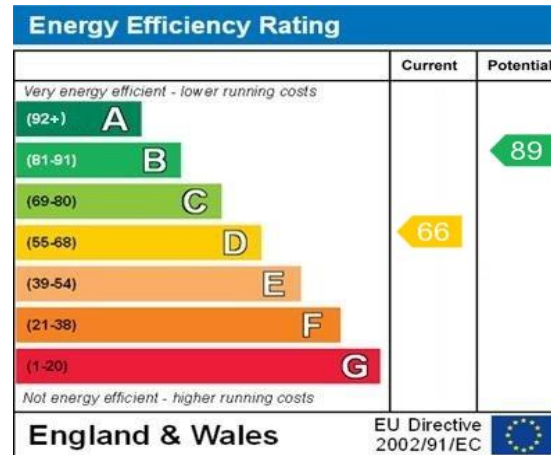
SHOWER WET ROOM Fitted suite with pedestal wash basin, close coupled WC and wet room shower area. Radiator, window to the rear.

REAR GARDEN The rear garden about 55ft deep enclosed by fence and hedging laid mostly to lawn with paved patio area, rear pedestrian access.

SERVICES All mains services.

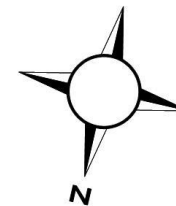
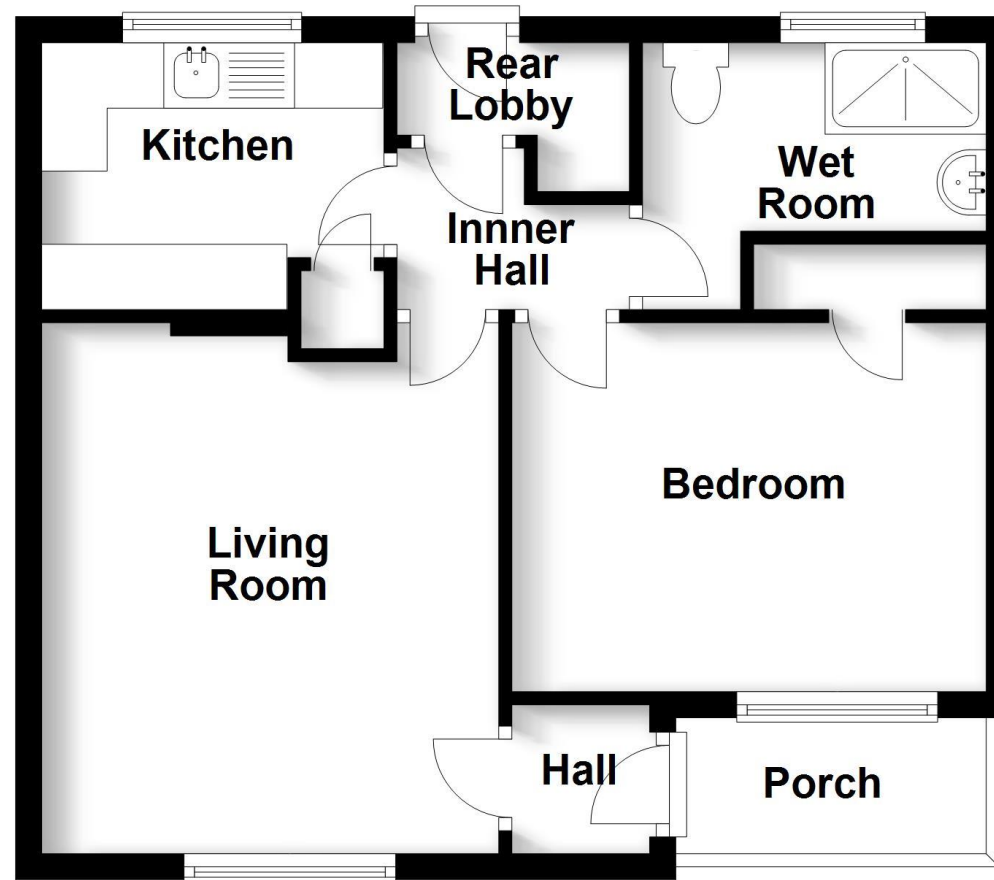
LEASEHOLD The property is being sold on the basis of a 75% share provided by a 125 year lease dated 30th July 2007, at an annual ground rent of £26. The service charge is currently £178.42 per quarter and buildings insurance is £4.48 per quarter.

VIEWING By prior appointment with Pocock and Shaw



Floor Plan

Approx. 41.6 sq. metres (447.4 sq. feet)



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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