



Hall Close, Bourn, Cambridge, CB23 2SW



pocock & shaw

Residential sales, lettings & management



60 Hall Close  
Bourn  
Cambridge  
Cambridgeshire  
CB23 2SW

A well presented two bedroom bungalow, purpose built in the 1980's, restricted to persons over 60 years of age. The property is sold on a shared ownership basis with SCDC retaining 25%. There is an enclosed small courtyard style garden and shared off road parking

- Entrance hall
- Sitting room
- Fitted kitchen
- Shower room
- Two bedrooms
- Conservatory
- Electric heating
- Enclosed rear garden.
- 75% shared ownership
- Lovely village location.

Offers around £222,000





An extremely well presented two bedroom semi detached bungalow, in this sought after village nine miles west of Cambridge City. Set in a small development of similar sheltered bungalows, and sold on a 75 % shared ownership basis ( South Cambridgeshire District Council retaining 25%) for persons over 60 years of age.

The property has a well appointed sitting room, two bedrooms, shower room, and well fitted kitchen with conservatory. There is a well stocked village store / post office just a short walk and highly regarded gastro pub also in the village.

#### ENTRANCE DOOR

**STORE ROOM** 4' 8" x 4' (1.42m x 1.22m)

**SITTING ROOM** 16' 10" x 10' 5" (5.13m x 3.18m)

Window to front, wall mounted electric panel heater, tv aerial socket.

**KITCHEN** 12' x 7' 5" (3.66m x 2.26m) Well fitted with wood block effect work surface, inset single drainer stainless steel sink unit, range of base units, ceramic hob with canopy extractor above, single eye level stainless steel oven. Further expanse of matching work top to opposing wall with further base units, part ceramic tiled splash back, window to rear and door to

**CONSERVATORY** Sealed unit double glazed windows to side and rear, doors to side passageway and rear garden.

**BEDROOM ONE** 14' 10 max" x 8' 7" (4.52m x 2.62m)

Wall mounted electric heater, window to front.

**BEDROOM TWO** 8' 9" x 8' (2.67m x 2.44m) Window to rear.

**SHOWER ROOM** Well fitted suite with pedestal wash basin, close coupled WC and separate tiled shower cubicle, part tiling to walls, window to rear.

**GARDEN** Enclosed rear garden, with gated access, timber shed.

#### FRONT GARDEN

Open plan lawned area

**TENURE** Leashold, on the basis of a shared ownership lease, with a variable service charge of £147.43 per 1/4 year.

Ground rent of £26 pa

Buildings insurance £5.36 per 1/4 year.

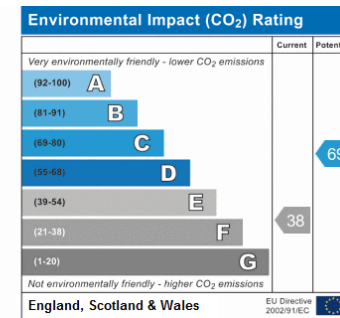
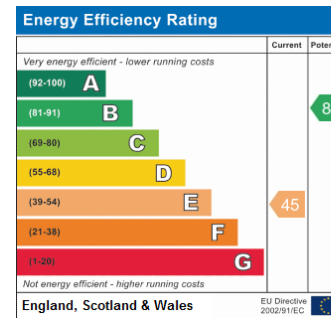
**VIEWING** By prior appointment with Pocock and Shaw

**SERVICES** All mains with the exception of gas.



## Ground Floor

Approx. 62.3 sq. metres (670.6 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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