



Queens Close, Harston
CB22 7QN

Pocock + Shaw

106 Queens Close
Harston
Cambridge
Cambridgeshire
CB22 7QN

A well proportioned one bedroom semi detached bungalow for the over 60's just over 5 miles south of Cambridge. Set on a corner plot with a small manageable rear garden. Kitchen, sitting room, double bedroom and shower wet room. Sold on a 75% shared ownership basis.

- Hall with storage cupboard
- Sitting room
- Kitchen
- Shower wet room
- Double bedroom
- Gas radiator heating
- Private rear garden
- 75% shared ownership

Shared Ownership £165,000



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Part glazed entrance door to:

Hall Built in storage cupboard, and single airing cupboard, access to loft space, door to:

Sitting room 11'11" x 11'2" (3.65 m x 3.40 m) Window to the front and radiator. coved cornice.

Kitchen 9'11" x 7'2" (3.02 m x 2.18 m) Fitted units, with work surface, inset single drainer stainless steel sink unit, base units, space for slot in cooker, window to the front, space and plumbing for washing machine.

Bedroom 11'0" x 10'2" (3.35 m x 3.10 m) Window to the rear, radiator and single fitted cupboard.

Shower wet room Fitted white suite with wall mounted wash basin, close coupled WC and walk in tiled shower area, radiator and window to the side.

Outside To the front there is an open plan lawned area, pedestrian gated access to a small enclosed rear garden, with lawn, fencing and hedgerow to the boundaries.

Services All mains services are connected

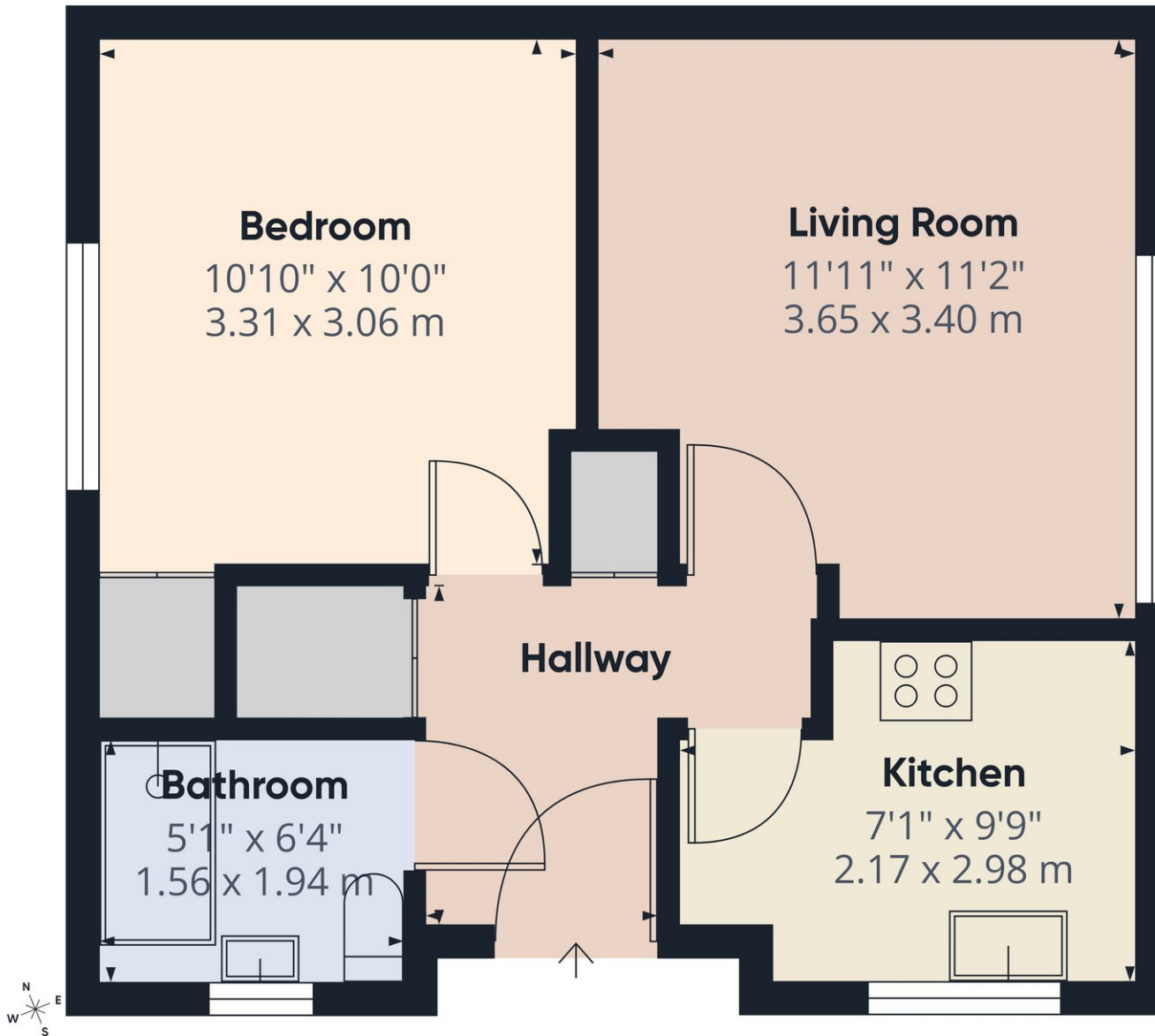
Tenure The property is Leasehold - 125 years from 04/11/2011.

Service charge - £226.66 per quarter
Buildings insurance - £17.10 per quarter
Ground rent - £6.50 per quarter

Council Tax Band B

Viewing By Arrangement with Pocock + Shaw





Approximate total area
392 ft²
36.5 m²

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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