

Uffen Way, Sawston
CB22 3BS

Pocock + Shaw

26 Uffen Way
Sawston
Cambridge
Cambridgeshire
CB22 3BS

A two bedroom end of terraced bungalow, ideally set on a corner plot with a very good sized rear garden.

- Entrance hall
- Sitting room
- Two bedrooms
- Refitted kitchen
- Shower wet room
- Gas radiator heating system
- Good sized rear garden.
- No upward chain
- Age restricted for the over 60s

Shared Ownership £185,000









A two bedroom end of terraced bungalow on a larger than average corner plot in this purpose built scheme close to the village centre. For the over 60's, the property is sold with a 75% share. With a refitted kitchen, and shower wet room. No upward chain.

Entrance door

Entrance hall Radiator, single meter cupboard and single linen cupboard.

Sitting room 13'5" x 11'6" (4.09 m x 3.51 m) Window to the front, radiator.

Kitchen 14'6" x 6'6" (4.42 m x 1.98 m) Freshly refitted, with worksurface and base units, inset single drainer stainless steel sink unit, continuation of work surface with further base units, space for washing machine and cooker. Matching wall mounted cupboards, and wall mounted gas fired heating boiler, window to the rear and door to the rear garden.

Bedroom one 12'0" x 9'7" (3.66 m x 2.92 m) Window to the rear, radiator, single wardrobe.

Bedroom two 8'7" x 6'10" (2.62 m x 2.08 m) Window to the side, radiator, single wardrobe.

Shower wet room Wall mounted wash basin, close coupled WC and shower area. Window to the rear, radiator.

Outside To the front there is an open lawn area. To the rear and side there is a good sized garden, mostly to grass. Pedestrian side access.

Services All mains services are connected

Tenure Leasehold, on a 75% shared basis with South Cambridgeshire Council.
Service charge @ £293.18 per 1/4
Buildings insurance: @ £7.41 per 1/4
Ground rent : @ £6.50 per 1/4

Viewing By prior appointment with Pocock and Shaw

Services All mains services are connected.

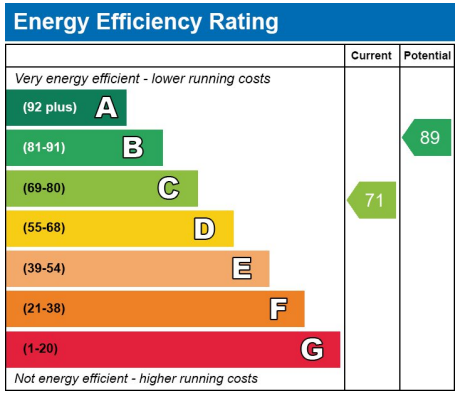
Council Tax Band C

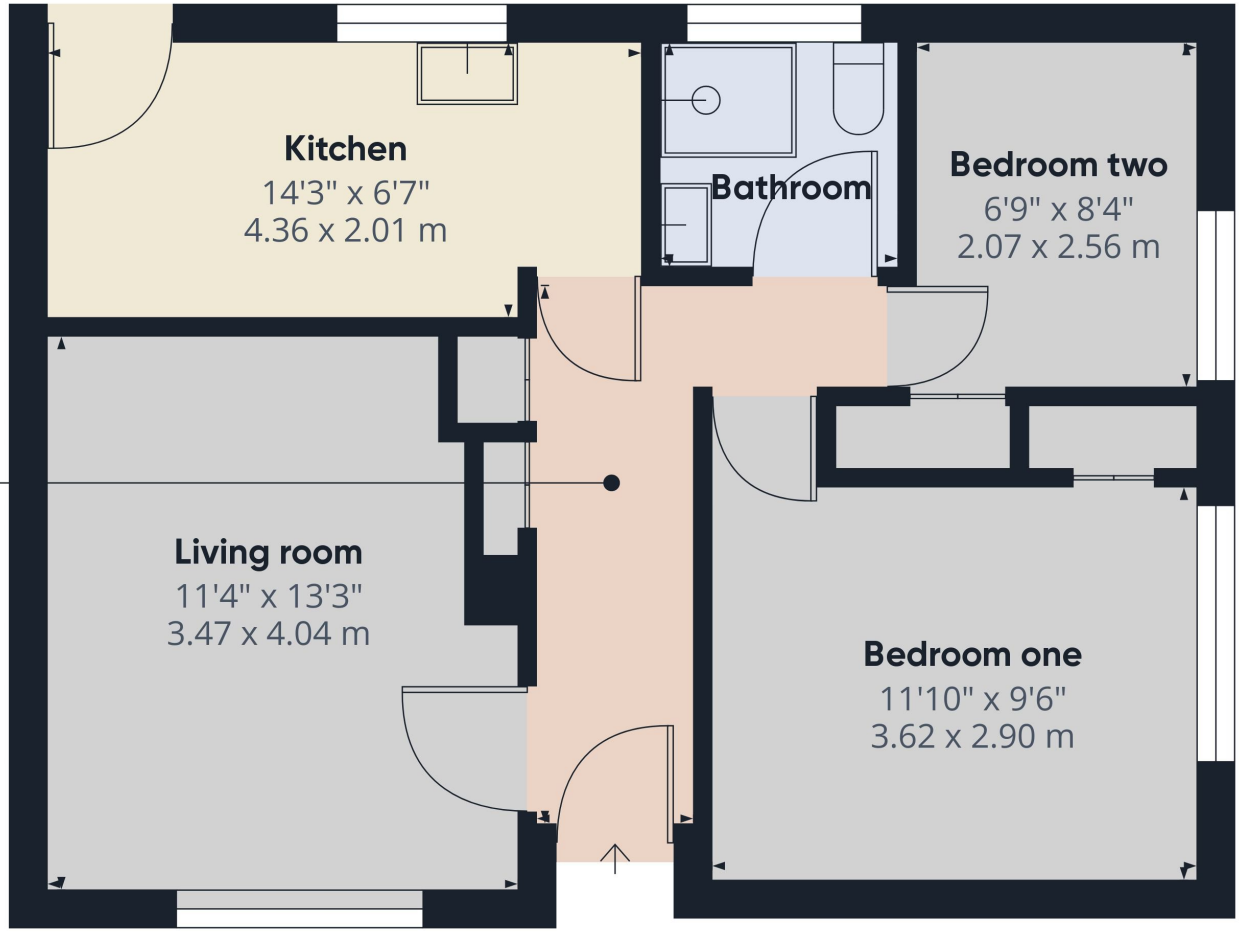
Viewing By Arrangement with Pocock & Shaw











Approximate total area

530.74 ft²

49.31 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

Pocock+Shaw

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