

23 Denson Close

Waterbeach, CB25 9RN

Guide price £140,000 Over 60's Shared Ownership

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- Over 60s
- Shared ownership
- 2 bedrooms
- No chain

A well positioned two-bedroom shared ownership bungalow for the over-60s, situated in a popular village location and offered with no onward chain.

The property forms part of the South Cambridgeshire shared ownership scheme and is available with a 75% share.

The accommodation would benefit from some sympathetic updating throughout and comprises an entrance hallway with a large storage cupboard, a comfortable living room featuring an electric fireplace, and a good-sized kitchen offering ample space for appliances with direct access to the rear garden.

There are two bedrooms, one a double and a single. The bathroom is fitted with a bath and shower over, WC, hand basin, and an airing cupboard housing the gas-fired boiler.

The bungalow benefits from gas central heating and triple glazing throughout.

Externally, the property enjoys a rear garden with lawned area and a useful brick-built shed.

Agents note: An annual ground rent of £1,267.32 is payable, along















with a service charge of £26 per annum. Tenure- Leasehold 125 years from 2016

Waterbeach is a popular and thriving village, at its centre is a traditional village green with a variety of shops and pubs surrounding it. There are excellent recreational facilities in the village, as well as a primary school. The village is just off the A10 which provides good access to the A14, Cambridge Science Park and the City, all of which are under 4 miles away. Waterbeach also has a railway station, which makes the village extremely popular with those needing easy access to the City and those commuting to London.

SatNav: CB25 9RN
What3words:///opposites.date.exist

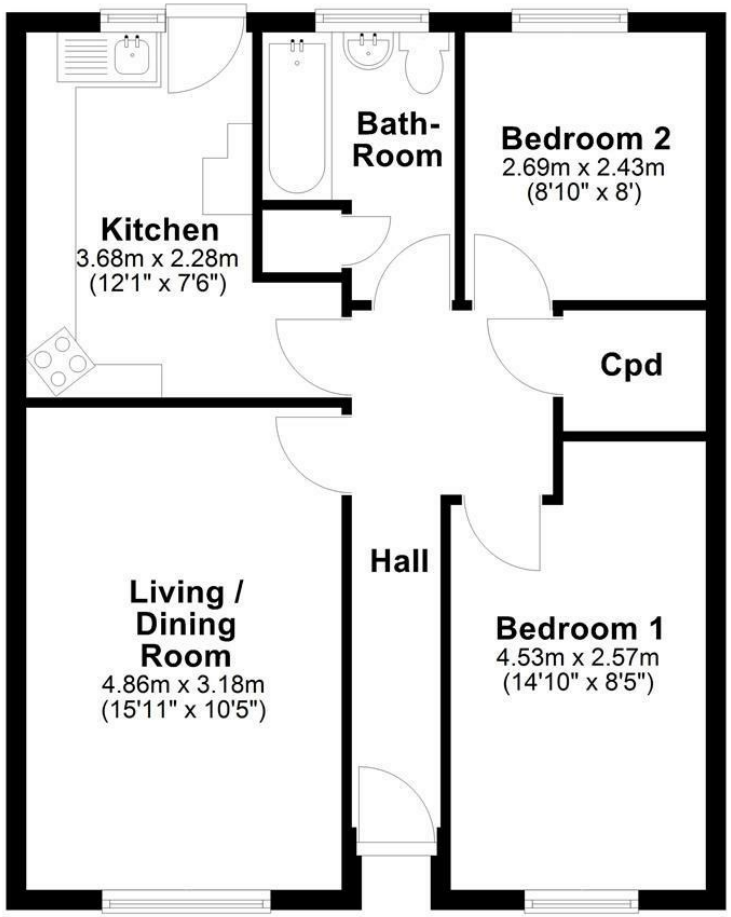




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Floor Plan

Approx. 58.5 sq. metres (629.5 sq. feet)

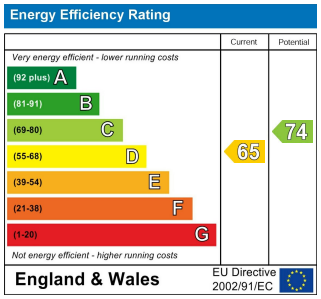


Total area: approx. 58.5 sq. metres (629.5 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Leasehold
Council tax band: C

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