



Limes Road, Hardwick, Cambridge, CB23 7QR



pocock & shaw

Residential sales, lettings & management

14 Limes Road
Hardwick
Cambridge
CB23 7QR

A well presented and spacious two bedroom staggered terrace bungalow, set in a lovely position, in the village of Hardwick, approx. five miles out of the City. The property is sold on a 50% shared ownership basis for South Cambridgeshire Council.

- Porch and reception hall
- Store room
- Sitting room
- Kitchen
- shower wet room
- Two bedrooms
- Gas radiator heating system
- Enclosed rear garden
- Off road parking area
- 50 % shared ownership

Offers around £135,000



A very well presented two bedroom staggered terrace bungalow, sold on a 50% shared basis with South Cambridgeshire Council. Set in a lovely position with open space to the front and ample off road parking. The village post office and store is just a short walk away, and there is a regular bus service to the City Centre.

PORCH Double glazed entrance door to:

RECEPTION HALL Door to

SITTING ROOM 16' 1" x 10' 5" (4.9m x 3.18m) Window to the front, radiator.

STORE ROOM 4' 9" x 4' 0" (1.45m x 1.22m) Power and light connected.

KITCHEN 12' 1" x 7' 7" (3.68m x 2.31m) Fitted range of units, with work surface, single drainer stainless steel sink unit, double base unit, and space for cooker and washing machine. Window to the rear and door to the rear garden. Three matching wall mounted cupboards.

BEDROOM ONE 14' 11" x 8' 7" (4.55m x 2.62m) Window to the front, radiator.

BEDROOM TWO 8' 9" x 8' 0" (2.67m x 2.44m) Window to the rear, radiator.

SHOWER WET ROOM Pedestal wash basin and close coupled WC, shower area, window to the rear, radiator. Airing cupboard with gas fired heating boiler.

OUTSIDE

FRONT GARDEN Small enclosed garden with hedgerow to the front boundary and timber gate.

REAR GARDEN Lawn area, paved pathway and patio area. Brick storage shed, gated pedestrian access to the rear.

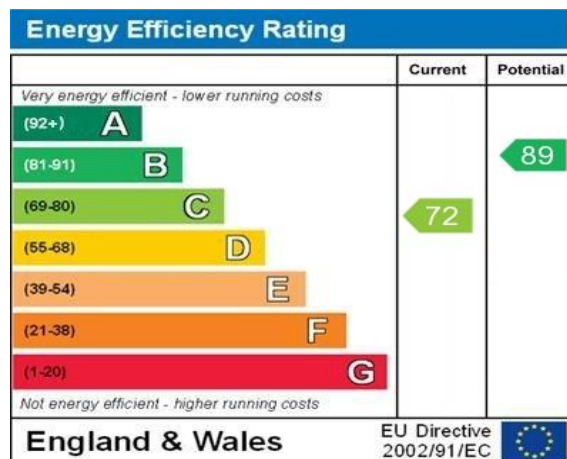
Large communal gravelled parking area.

SERVICES All mains services are connected

TENURE Leasehold

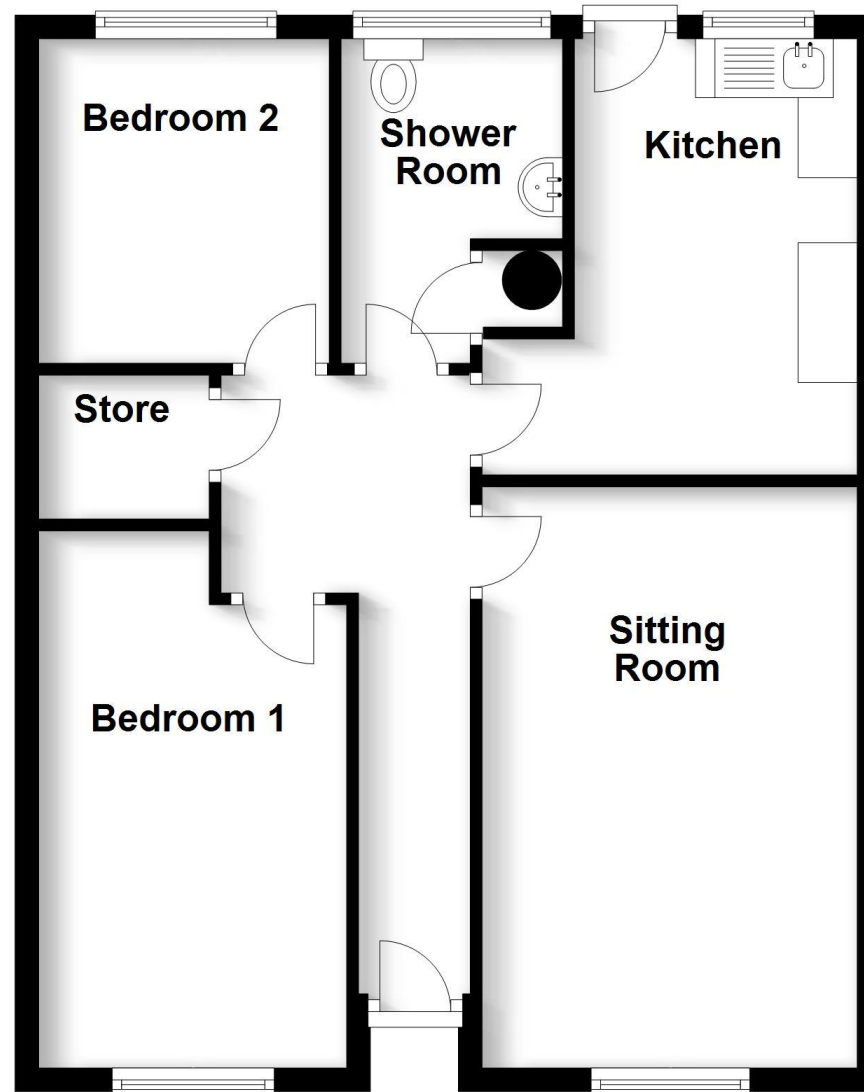
50% share for sale @ £135,000
Rent (on 50% share not owned) £58.10 per week
Service charge £40.00 per annum
Ground rent £26.00 per annum

VIEWING By prior appointment with Pocock and Shaw



Ground Floor

Approx. 59.6 sq. metres (641.4 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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