



Cromeditch Close, Grantchester, Cambridge,
Cambridgeshire

Pocock+Shaw

7 Cromeditch Close
Grantchester
Cambridge
Cambridgeshire
CB3 9NR

A freshly updated semi detached bungalow, in the highly desirable village of Grantchester. Set on a corner plot at the end of a small residential cul de sac siding onto paddocks. For the over 60's and sold on a 75% shared basis with SCDC.

- Porch
- Sitting room
- Conservatory
- Inner hall
- Bathroom
- Separate wc
- Refitted kitchen
- Two bedrooms
- Good sized rear garden
- Solar panels and GSH pump

Shared Ownership £307,500



A freshly updated semi detached bungalow, in the highly desirable village of Grantchester. Set on a corner plot at the end of a small residential cul de sac siding onto paddocks. With refitted kitchen and bathroom, solar panels and ground source heat pump. For the over 60's and sold on a 75% shared basis with SCDC.

Porch Glazed entrance door, window to the side, door to:

Sitting room 17'0" x 12'6" (5.18 m x 3.81 m) Two radiators, window to the front, glazed door to:

Conservatory 9'0" x 7'1" (2.74 m x 2.16 m) Windows to the rear and side, double French doors to the rear garden.

Inner hall Radiator, single airing cupboard and single store cupboard.

Kitchen 9'9" x 8'10" (2.97 m x 2.69 m) Refitted range of units set under a worksurface, inset single drainer stainless steel sink unit, range of base and wall units. Window to the rear and door to the side. Single meter cupboard and single pantry cupboard. Radiator.

Bedroom one 10'10" x 8'11" (3.30 m x 2.72 m) Window to the front, radiator and double fitted wardrobe.

Bedroom two 12'10" x 9'0" (3.91 m x 2.74 m) Window to the front, radiator.

Bathroom White suite with pedestal wash basin and bath, fitted over bath Mira shower. Radiator and window to the rear.

Sep WC Close coupled wc, wall mounted wash basin, radiator and window to the side.

Outside A corner end of cul de sac position with open plan lawn, paved pathway to the side. Rear garden is mostly lawned with pathway. Mature trees.

Brick shed 6'10" x 6'1" (2.08 m x 1.85 m)

Tenure The property is leasehold, 75% share for sale @ £307,500 .
Service charge @ £301.05 per quarter
Buildings insurance @ £16.86 per quarter

Council Tax Band C

Viewing By Arrangement with Pocock + Shaw



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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