



69 Laceys Way

Duxford
CB22 4SE

£175,000



BEE MOVING SOON



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		90
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

- SHARED OWNERSHIP 65%
- NO ONWARD CHAIN
- COMMUNAL PARKING
- HEART OF THE VILLAGE
- TWO BEDROOMS
- COUNCIL TAX BAND - C
- RE-FITTED SHOWER ROOM
- EPC - D / 64
- SQ FT - 669.9



Bee Moving Soon are delighted to offer for sale this bright and welcoming, two bedroom mid terrace bungalow, which is positioned in a cul-de-sac location within the heart of this picturesque village. The property benefits from having been updated by the current owners, including the well-appointed shower room, the property further more benefits from being sold with no onward chain and is offered for sale on the basis of 65% shared ownership and is available to persons aged sixty and over.

The property is of traditional brick construction and accommodation comprises of entrance hall, lounge, kitchen, two bedrooms, re-fitted shower room, front and rear gardens.

Duxford is one of South Cambridgeshire's most highly requested village locations and this property is situated within the heart of the village, providing easy access to local shops, village school, gastro pubs, public houses and excellent travel links via the M11 and Whittlesford Railway Station which is less than one mile away providing links into London & Cambridge.







ENTRANCE HALLWAY

Double-glazed entrance door, loft access, generous storage cupboard, further storage cupboard, storage heater, doors to.

LOUNGE

4.104m x 3.816m (13' 6" x 12' 6")

A welcoming main reception with light flooding through via the double-glazed window and door to rear aspect, storage heater.

KITCHEN

3.87m x 1.98m (12' 8" x 6' 6")

A generous kitchen with range of high level and low level units with integral single sink drainer, extractor hood, oven with hob, plumbing for washing machine, double-glazed window to front aspect, part tiled walls, pantry cupboard.

BEDROOM ONE

4.09m x 2.79m (13' 5" x 9' 2")

Benefiting from a bank of fitted wardrobes with shelving, hanging and storage space, double-glazed window to rear aspect, storage heater.

BEDROOM TWO

3.49m x 1.98m (11' 5" x 6' 6")

A good sized second bedroom with double-glazed window to front aspect, double wardrobe with shelving, hanging and storage space, storage heater.

SHOWER ROOM

A well appointed and re-fitted shower room comprising walk in shower, low level w/c, wash hand basin inset in vanity unit, heated towel rail, tiled flooring and walls, double-glazed window to front aspect.

GARDEN

The property benefits from a low maintenance, courtyard style rear garden which is enclosed by panel fencing with rear access gate, brick storage area with door to property.

PARKING

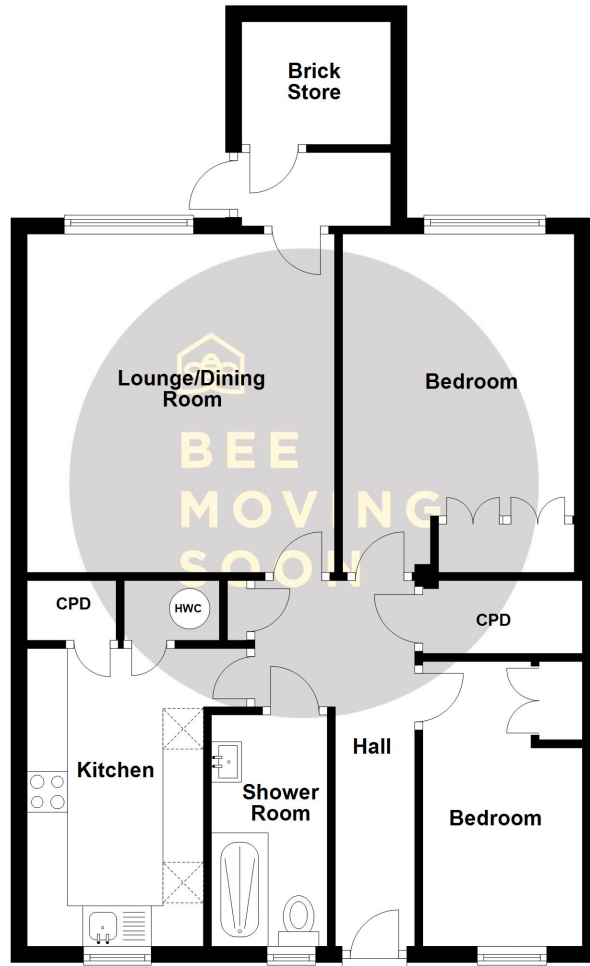
The property benefits from an area of communal parking to the front of the property.

AGENTS NOTES

The property is sold on a shared ownership basis at £175,000 which represents the share value of the property at 65%. The property is leasehold and the owner has informed us that the property has in excess of 100 years left of the lease, service charge is £338.95 per a quarter including building insurance, rent is £56.44 pcm. We recommend that terms and conditions on the lease is checked prior to exchange of contracts by your legal advisor and the information above should only be used as a guide.

Ground Floor

Approx. 62.2 sq. metres (669.9 sq. feet)



Total area: approx. 62.2 sq. metres (669.9 sq. feet)

Floor plan to be used for guidance only.
Plan produced using PlanUp.





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