



Denson Close

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A two bedroom terrace bungalow located close to the centre of this popular village within a quiet cul-de-sac with no onward chain. 75% shared ownership for persons of 60 years or over.

Guide Price:  
£154,500

Denson Close, Waterbeach,  
CB25 9RN



A modern two bedroom, mid-terrace bungalow located within this shared ownership scheme managed by South Cambridgeshire District Council. A 75% share is available for persons of 60 years and over.

The property is entered through a storm porch into the entrance hall with doors leading to all rooms and a large storage cupboard. The sitting/dining room has a large window to the front aspect making this room lovely and bright. The kitchen is fitted with a range of units with ample work surfaces, inset stainless steel sink, spaces for appliances and a door to the rear garden.



There are two bedrooms with the master having a fitted double wardrobe. The bathroom has been converted to a wet room with low level WC, pedestal wash hand basin and shower area with electric shower fitted.

Outside, the front gardens are open plan and maintained by the council whilst the rear garden is private, maintained by the individual owners and is well planted with a lawn. It is enclosed and benefits from a brick built shed and a gate to the rear.

The Leasehold term has 111 years remaining. The current service charge is £113.43 per quarter, ground rent is £26 per annum and the building's insurance is £5.64 per quarter. There is no rent payable on the remaining 25% share.





57 sqm / 617 sqft

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95 sqm / 0.02 acres

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Mid Terrace Bungalow

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2 bed, 1 recep, 1 bath

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On street parking

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1970's

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EPC - 70 / C

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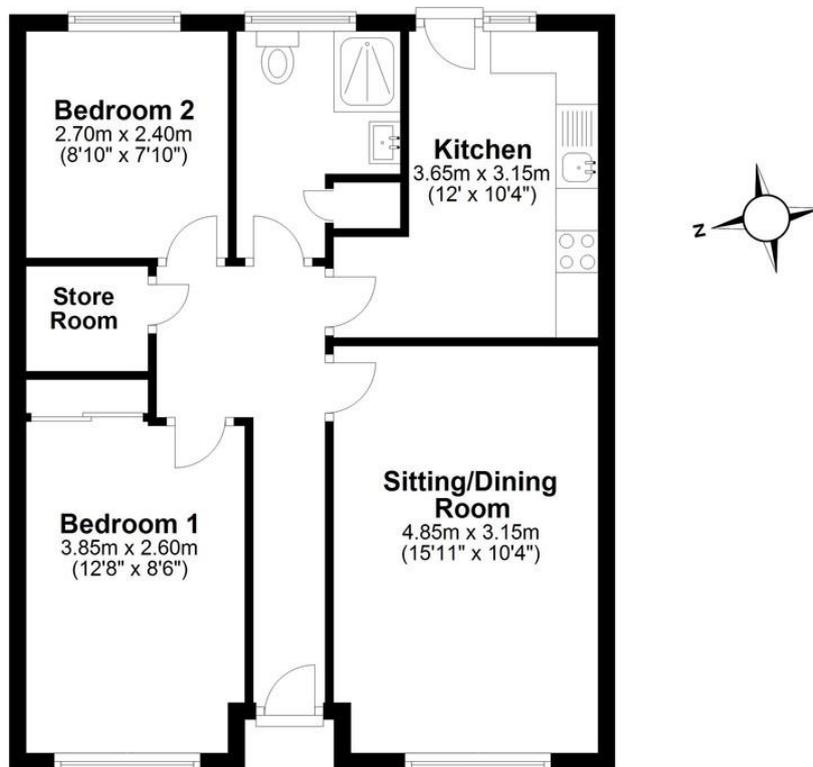
Council tax band - C

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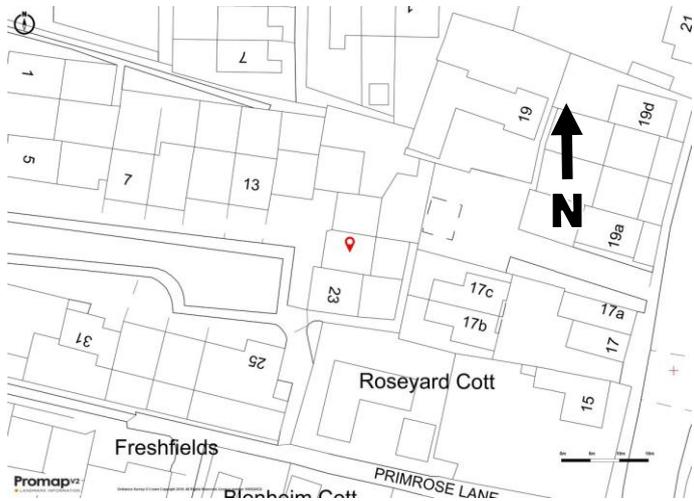
## Ground Floor

Approx. 57.4 sq. metres (617.6 sq. feet)



Total area: approx. 57.4 sq. metres (617.6 sq. feet)

Drawings are for guidance only. [www.beachenergy.co.uk](http://www.beachenergy.co.uk)  
Plan produced using PlanUp.



Waterbeach is a popular village lying on the banks of the River Cam surrounded by glorious open countryside over which there are some fine walks. The village is situated just 6 miles north of Cambridge and can be approached either via a leisurely drive through Fen Ditton and Horningsea, or more speedily via the A10.

The village enjoys excellent facilities and has a bustling centre set around an attractive village green. Here you will find a good range of local shops, pubs and take away restaurants, nearby in Milton there is a superstore and a broader range of facilities.

There is a good bus service and the railway station is a most useful asset to the village, providing direct links to Cambridge and London which can be reached in around an hour. Waterbeach is also conveniently positioned for access to The Cambridge Science Park and Milton Country Park.

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