



Vicarage Meadow, Stow-Cum-Quy CB25 9AL

25% Shared Ownership £78,750

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An opportunity to purchase a 25% share of a modern two-bedroom terraced property, ideally positioned for convenient access to both Cambridge and Newmarket.

Stow-cum-Quy is a charming Cambridgeshire village with excellent connections to the A14 and A11, making it ideal for commuters. The village offers rural tranquillity while being close to the amenities of Cambridge, providing the best of both worlds.

Accommodation comprises an entrance hall, living room, cloakroom, kitchen/diner, two double bedrooms, and a family bathroom. The property features LPG gas-fired central heating, double-glazed windows, and ample storage space throughout.

Outside, the property boasts an enclosed rear garden and an off-road allocated parking space.

This is a perfect opportunity for buyers looking to get on the housing ladder. Viewing is highly recommended.

Entrance

Door leading to living room.

Kitchen/Dining Room 12'0" x11'3" (3.66m x3.45m)

Contemporary kitchen with a range of eye and base level cupboards with work top over. Stainless steel sink and drainer with mixer tap over. Integrated oven with inset LPG gas hob and stainless steel extractor over. Space for fridge/freezer. Space and plumbing for washing machine. Attractively tiled to working areas. Spacious dining area with attractive wall decor. Radiator. Tiled flooring. Door leading to inner hallway. Half glazed door with windows either side leading to rear garden.

Inner Hallway

Doors leading to living room, kitchen and cloak room. Wood effect flooring.

Cloakroom

Modern white suite comprising low level W.C. and pedestal hand basin with mixer tap over and tiled splash back. Tiled flooring. Radiator. Door leading to inner hallway.

Living Room 14'6" x 8'9" (4.42m x 2.69)

Generous living room with wood effect flooring. Radiator. Stairs leading to first floor. Doors to entrance and inner hallway. Window overlooking front aspect.

Landing

Doors leading to bedrooms, bathroom and built-in cupboard. Stairs to ground floor.

Bedroom 1 10'0" x 9'10" (3.05m x 3.02)

Spacious double bedroom with window overlooking rear aspect. Built-in wardrobes. Radiator. Door leading to landing.

Bedroom 2 12'2" x 10'11" (3.71m x 3.33m)

Generous double bedroom with attractive panelling detail. Window overlooking front aspect. Built-in storage cupboard. Radiator. Door leading to landing.

Bathroom

Stylish, contemporary bathroom with white suite comprising low level W.C. with concealed cistern, bowl hand basin with mixer tap over and curved panelled bath with wall mounted shower and glass screen. Built-in storage alcoves. Attractively tiled throughout. Radiator. Door to landing.

Outside - Front

Block paved pathway leading to front door with storm porch over. Gravel bed with mature shrub planting.

Outside - Rear

Enclosed garden mainly laid to lawn with rear access gate. Timber shed.

PROPERTY INFORMATION

Housing Association: Clarion
Tenure: Leasehold (125 years from 01/01/2008).
Minimum Share: 25% (£78,750). The housing association will expect that you will purchase

the largest share affordable.
Shared Ownership Rent: £576.85 which is inclusive of the £23.79 service charge. (+7%YoY) (subject to annual review).
Service Charge: £23.79 per month (subject to annual review).
Guideline Minimum Income: Dual £28,700
Single £35,000 (based on minimum share and 15% deposit).
NB: Priority is given to applicants living and/or working in this local authority.
EPC - D
Council Tax Band - C (South Cambs)
Property Type - Mid-Terrace House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 61 SQM
Parking – Allocated parking space
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - LPG
Broadband Connected - Full fibre installed via Cambridge Fibre with Gigabit potential
Broadband Type – Superfast available, 31Mbps download, 6Mbps upload
Mobile Signal/Coverage – Ofcom advise likely on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of





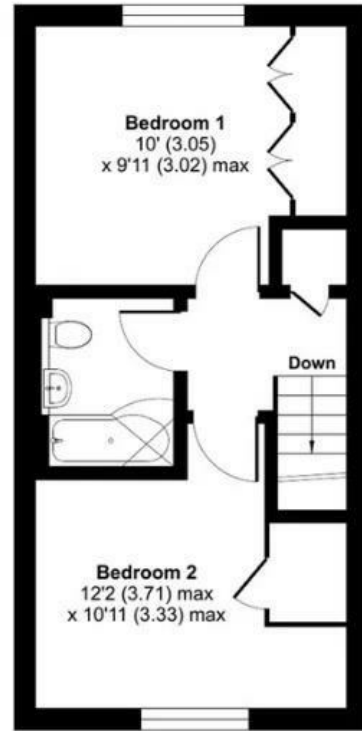
Vicarage Meadow, Stow-cum-Quy, Cambridge, CB25

Approximate Area = 632 sq ft / 58.7 sq m

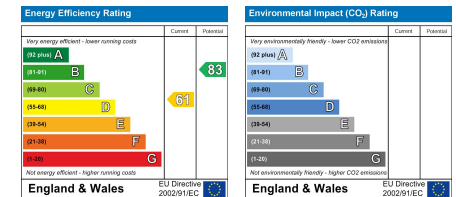
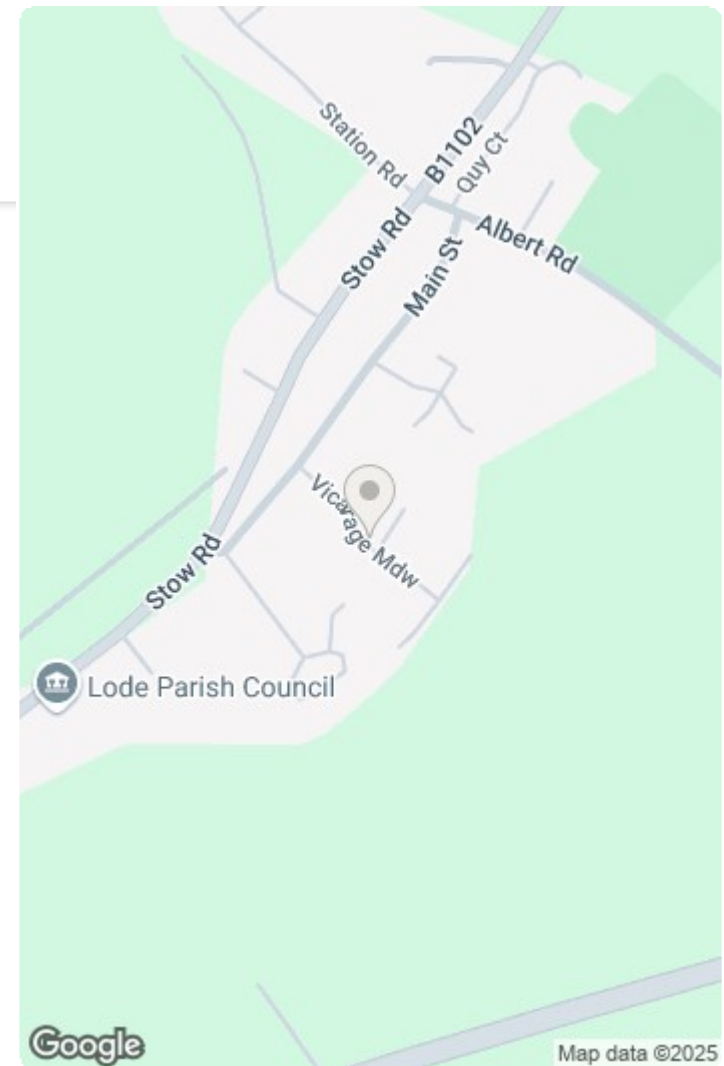
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



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