

£187,500 Shared Ownership

Howells Way, Hardwick, Cambridge CB23 7FP



- Guideline Minimum Deposit £18,750
- Two Storey, Two Bedroom, Semi Detached House
- Bathroom, Shower Room and Downstairs W.C.
- South West Facing Rear Garden
- Guide Min Income Dual £50.6k | Single £58.1k
- Approx. 868 Sqft Gross Internal Area
- Very Good Energy Efficiency Rating
- Two-Car Driveway

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £375,000). A great chance to buy a recently-built, shared-ownership house with south-west-facing garden and parking for two cars. The smartly-presented, semi-detached property has a cloakroom/WC just off the entrance hall, an attractive kitchen with sleek, handle-less units and a spacious, dual-aspect reception/dining room with patio doors. Upstairs is a main bedroom with en-suite shower room, a generously-sized second double bedroom with wood panelling and a naturally-lit bathroom with limestone-style tiles. Well insulated walls, roof and floor, high performance glazing and a modern gas central heating system all contribute towards a very good energy-efficiency rating. The driveway is at the end of the garden and easily accessible via the side gate. Hardwick Community Primary School is Ofsted-rated 'Good' and the village is approximately six miles west of Cambridge city centre with buses from nearby St Neots Road providing a journey time of around twenty minutes (Google Maps estimate). The property is held on a very long lease with the freehold transferred on final staircasing (100% ownership).

Housing Association: Clarion.

Tenure: Leasehold (990 years from 01/07/2022). Freehold transferred on 100% ownership.

Minimum Share: 50% (£187,500). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £456.12 per month (subject to annual review).

Service Charge: £40.16 per month (subject to annual review).

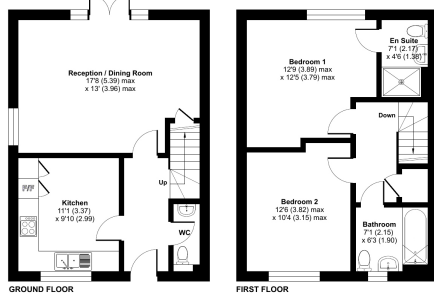
Guideline Minimum Income: Dual - £50,600 | Single - £58,100 (based on minimum share and 10% deposit).

Council Tax: Band C, South Cambridgeshire District Council. Priority is given to applicants living and/or working in this local authority.

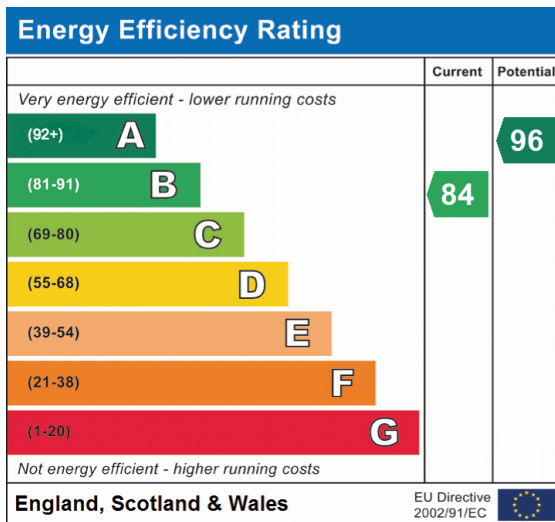
This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone.

Howells Way, Hardwick, Cambridge, CB23

Approximate Area = 868 sq ft / 80.6 sq m
For identification only - Not to scale



① Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS: Residential). ©richacomm 2025. Produced for Urban Moves. REF: 1305152



DIMENSIONS

GROUND FLOOR

Entrance Hall

W.C.

Kitchen

11' 1" x 9' 10" (3.37m x 2.99m)

Reception / Dining Room

17' 8" max. x 13' 0" max. (5.39m x 3.96m)

FIRST FLOOR

Landing

Bedroom 1

12' 9" max. x 12' 5" max. (3.89m x 3.79m)

En-Suite Shower Room

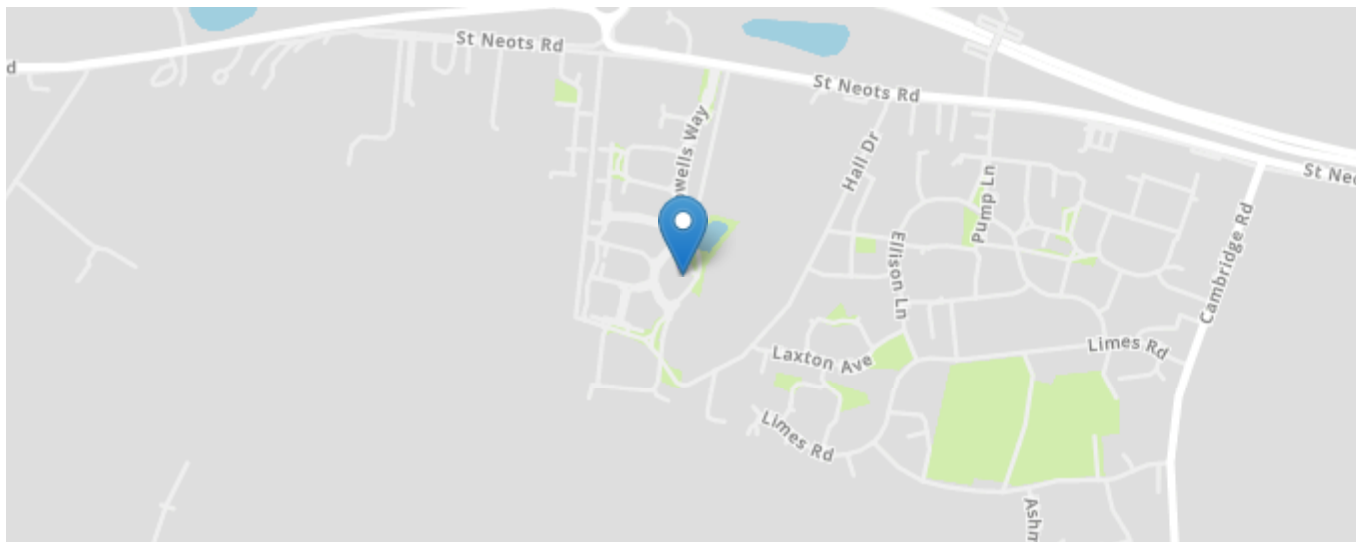
7' 1" max. x 4' 6" max. (2.17m x 1.38m)

Bedroom 2

12' 6" max. x 10' 4" max. (3.82m x 3.15m)

Bathroom

7' 1" max. x 6' 3" max. (2.15m x 1.90m)



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.