



Radcliffe & Rust
Residential sales & lettings

18 Vicarage Meadow, Cambridge CB25 9AL
Guide Price £71,250

Radcliffe & Rust Estate Agents Cambridge are delighted to offer, for sale, this shared ownership two bedroom terraced home, located in the picturesque village setting of Vicarage Meadow, Stow-cum-Quy. Stow-cum-Quy is a charming and well-connected village situated approximately five miles north-east of Cambridge, surrounded by open countryside and close to the scenic Quy Fen nature reserve, offering a peaceful rural lifestyle with easy access to the city. The village benefits from excellent transport links, with the nearby A14 and A11 providing swift connections to Cambridge, Newmarket and the wider region, while Cambridge North station is less than 15 minutes away by car, making it an ideal location for commuters. Stow-cum-Quy also enjoys a strong sense of community with local amenities including the well-regarded White Swan pub and the nearby Quy Mill Hotel & Spa, offering dining, leisure and gym facilities. Residents can enjoy countryside walks, cycle routes, and easy access to Anglesey Abbey, while families are served by a choice of well-regarded schools nearby, including Bottisham Village College. Combining countryside charm with excellent connectivity, Stow-cum-Quy is a highly desirable location for those seeking a relaxed pace of life without losing touch with Cambridge's vast array of amenities.

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale, this well-presented two bedroom terraced home available on a shared ownership basis, located in the popular and well-connected village of Stow-cum-Quy. Offering thoughtfully arranged accommodation over two floors, this property is an ideal opportunity for first-time buyers looking to step onto the property ladder in a charming village setting.

Upon entering the property, you are welcomed into a small entrance area providing practical space for coats and shoes before leading through to the main living accommodation. The living room is positioned to the front of the property and is finished with neutral décor and soft carpeting, creating a comfortable and inviting space. There is ample room for a generous sofa arrangement as well as a desk or home working area if required, with the staircase rising to the first floor neatly incorporated into the room. Flowing through the ground floor, there is a downstairs cloakroom fitted with a WC and hand basin, finished in understated neutral tones.

The kitchen/dining room is located at the rear of the property and is a bright and welcoming space thanks to windows and a glazed door opening directly onto the private rear garden. The kitchen is fitted with dark wood-effect wall and base units, complemented by contrasting black worktops, creating a modern and practical finish. Appliances are freestanding, with space provided for a washing machine, dishwasher and fridge/freezer, alongside a gas hob, electric oven and stainless steel sink. The dining area comfortably accommodates a table, making this a great space for everyday living and entertaining.

On the first floor, the landing benefits from a useful built-in storage cupboard. The principal bedroom is the first room at the top of the stairs and is a generous double, finished with neutral décor and carpeting. Built-in wardrobes span the width of the room, providing excellent storage, and the bedroom enjoys views over the rear of

the property. The bathroom is positioned just before the second bedroom and is finished in a classic white tiled style, comprising a bath with overhead shower and shower screen, hand basin and WC. The second bedroom is also a comfortable double, carpeted and overlooking the front of the property, and benefits from its own built-in storage cupboard.

Externally, the property enjoys a private rear garden which includes a storage shed and a gated pathway providing access to the rear passage leading to the residents' parking area, where the property has one allocated parking space. Overall, this is a well-balanced and appealing home offering practical living space, good storage and a convenient village location.

Please call us on 01223 307898 to arrange a viewing and for all of your residential Sales and Lettings requirements in Cambridge and the surrounding areas.

Agent Notes

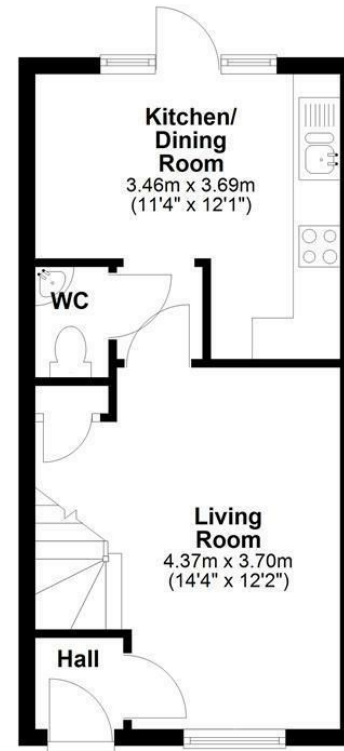
Tenure: Freehold
Council Tax: Band C
The advertised asking price of £68,750 is based on a 25% share of the full value of £275,000.
The property can be purchased for a 25% share or up to a maximum of 80% share.
Current charges for the 25% share are:
Rent: £435.51 PCM
Service Charge: £31.64 PCM (which covers the building insurance).
Current lease length 107 years remaining.





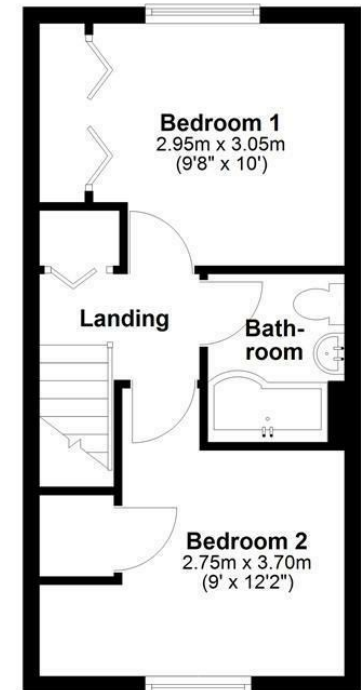
Ground Floor

Approx. 29.4 sq. metres (316.7 sq. feet)



First Floor

Approx. 29.0 sq. metres (312.4 sq. feet)



Total area: approx. 58.4 sq. metres (629.1 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	78	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

