



Hancock's Estates

With you every step of the way



7 Church Street, Dunton, SG18 8RR
£275,000 Freehold





7 Church Street Dunton, SG18 8RR

- Period Cottage
- Three Bedrooms
- Living Room & Dining Area
- First Floor Bathroom
- Opposite Village Church
- Approximately 18 Miles to Central Cambridge
- Biggleswade Station Within 4 Miles
- Walking Distance to Village Lower School
- 38ft Enclosed Garden
- No Forward Chain

Period cottage in a village location with accommodation comprising entrance hall, living room with wood stove, dining area with French doors overlooking the 38ft enclosed garden, kitchen, three bedrooms and first floor bathroom. Located in an attractive position overlooking the village Church, moments from the village pub and within walking distance to the lower School. Nearby Biggleswade or Potton offer local amenities.

Available with no forward chain.



£275,000 Freehold

Entrance Hall

Living Room

11'7" x 12'5" (3.53m x 3.79m)

Dining Area

7'6" x 12'5" (2.28m x 3.79m)

Kitchen

11'3" x 7'10" (3.43m x 2.40m)

Bedroom 1

11'3" x 12'5" (3.42m x 3.79m)

Bedroom 2

8'1" x 12'5" (2.46m x 3.78m)

Bedroom 3

7'11" x 7'8" (2.41m x 2.33m)

Bathroom

Garden

38 x 18 (11.58m x 5.49m)

Agents Notes

Council Tax Band - C

Electric heating with wood stove in Living Room
(there is no mains gas supply in Dunton)



About The Area

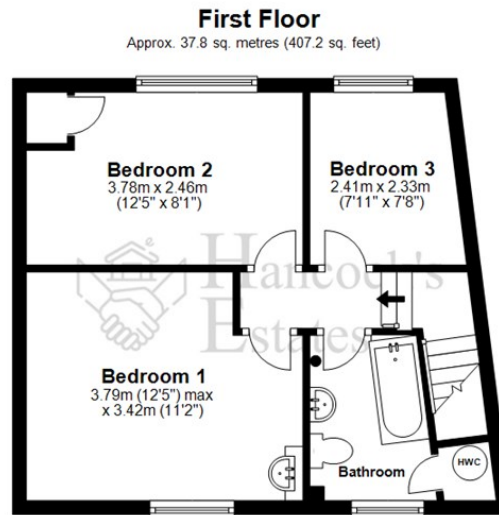
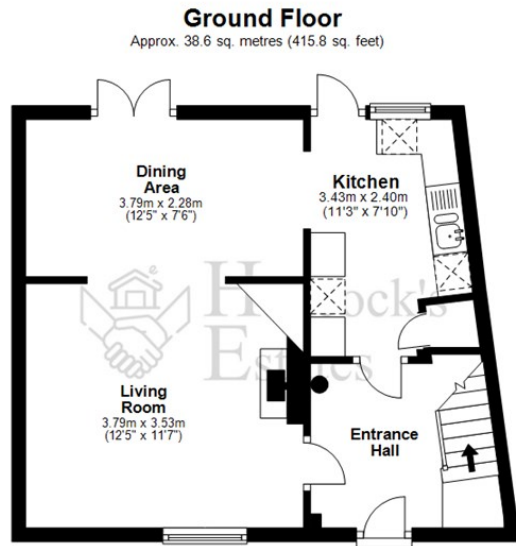
Dunton is a village approximately four miles from Biggleswade train station and 18 miles to central Cambridge. There is a village Church, The March Hare public house, Lower School rated 'outstanding' in the most recent (2010) Ofsted inspection, Memorial Hall, recreation ground / playing field plus village cider brewery.

Precise Location

what3words: beamed.warthog.climber







Total area: approx. 76.5 sq. metres (822.9 sq. feet)

For illustrative purposes only - Not to scale. The position of doors, windows, appliances and other features are approximate only. Whilst every effort is made to be precise, the total area is approximate and for guidance only.
Plan produced using PlanUp.

Viewing

Please contact our Hancock's Estates Office on 01767 348 288

if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.



For GPS direction please follow **SG18 8RR**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	