



**Swaffham Road
Cambridge, CB25 0AN
Offers In Excess Of £450,000**

Swaffham Road, Cambridge, CB25 0AN

An individually built modern and detached family home standing on the edge of this sought after village and enjoying sizeable gardens.

Requiring a little updating, this family home offers accommodation to include entrance hall, living room, kitchen/breakfast room, study, cloakroom, four bedrooms and family bathroom.

Externally the property offers an extensive driveway, double garage and a fully enclosed rear garden.

No chain – viewing recommended.

EPC (D)
Council Tax E (East Cambridgeshire)

Porch

With shelving, tiled flooring and door through to the:

Entrance Hall

With radiator, staircase rising to the first floor and door through to the:

Kitchen/Diner 14'11" x 14'1" (4.56 x 4.30)

Fitted with eye and base level storage units and working surfaces over, tiled splash back areas, inset stainless steel sink and drainer with cold and hot tap over, space and plumbing for an oven, fridge/freezer and washing machine. Radiator, window and external door to the rear aspect.

Living Room 21'10" x 12'11" (6.67 x 3.95)

Spacious living room with featured bricked fireplace, TV connection point, two radiators, window to the front aspect and sliding doors out to the rear garden.

Study 8'3" x 7'9" (2.53 x 2.37)

With radiator and window to the front aspect.

First Floor Landing

With access to loft space and door to airing cupboard.

Bedroom 1 12'2" x 11'8" (3.72 x 3.58)

Double bedroom with built-in wardrobe, radiator and window to the front aspect.

Bedroom 2 12'11" x 11'1" (3.95 x 3.38)

Double bedroom with built-in wardrobes, wash basin, radiator and window to the front aspect.

Bedroom 3 11'5" x 9'10" (3.48 x 3.02)

Double bedroom with built-in wardrobe, radiator and window to the rear aspect.

Bedroom 4 11'5" x 6'7" (3.48 x 2.01)

With radiator and window to the rear aspect.

Bathroom 8'4" x 5'10" (2.55 x 1.78)

Three piece bathroom suite comprising of a low level WC, pedestal wash basin, panelled bath, part tiled walls and obscured window to the rear aspect.

Outside - Front

Gravelled driveway with ample parking, lawn area and side pedestrian gate leading to the rear garden.

Garage 21'11" x 19'3" (6.70 x 5.87)

With power and lighting.

Outside - Rear

Fully enclosed established rear garden predominantly laid to lawn and well stocked with a variety of mature shrubs and patio seating area.

Property Information:

Maintenance fee - N/A

EPC - D

Tenure - Freehold

Council Tax Band - E (East Cambs)

Property Type - Detached

Property Construction – Standard
Number & Types of Room – Please refer to the floorplan

Square Metre - 114 SQM

Parking – Off road & Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Oil

Broadband Connected - tbc

Broadband Type – Ultrafast available, 1000Mbps download, 100Mbps upload

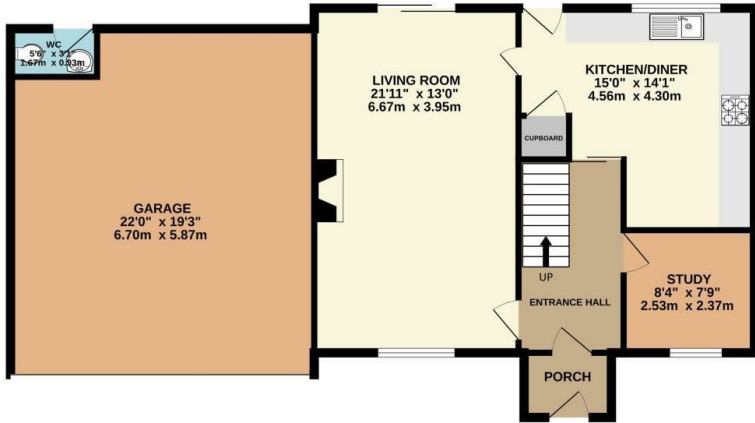
Mobile Signal/Coverage – Limited

Rights of Way, Easements, Covenants

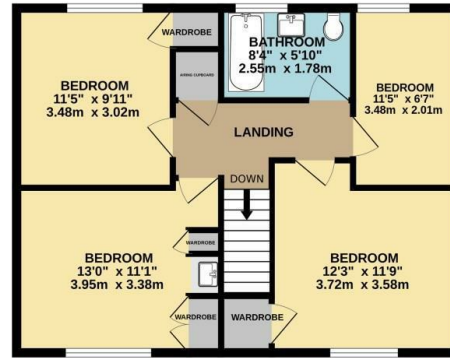
– None that the vendor is aware of



GROUND FLOOR
1051 sq.ft. (97.6 sq.m.) approx.



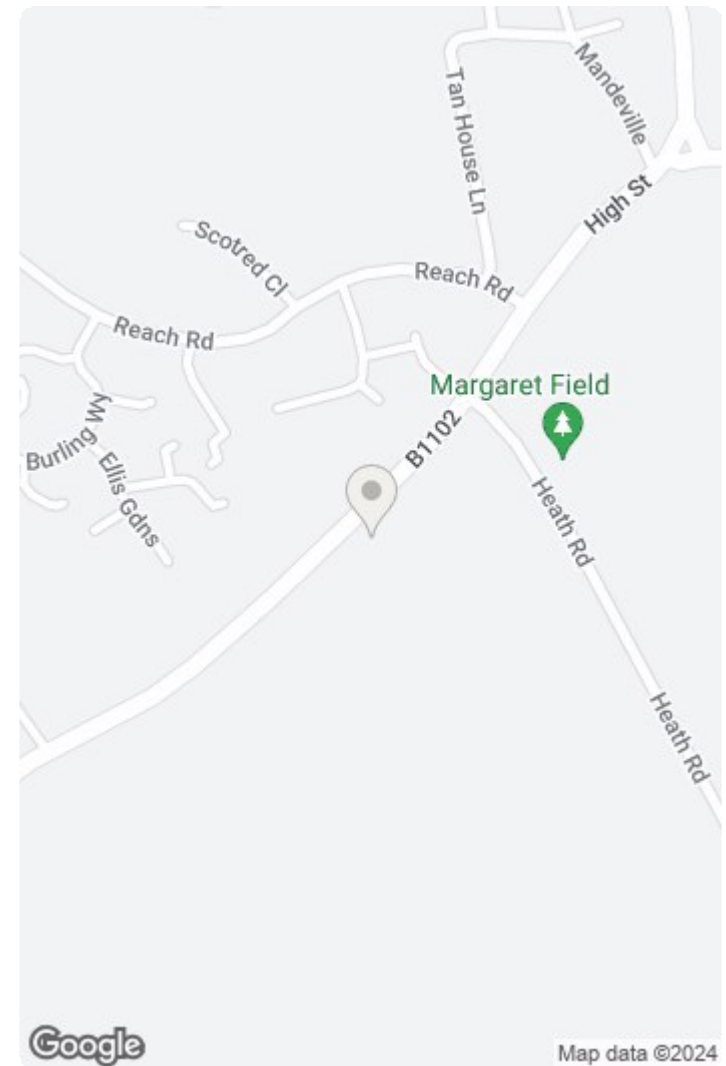
1ST FLOOR
611 sq.ft. (56.8 sq.m.) approx.



1A SWAFFHAM ROAD, BURWELL

TOTAL FLOOR AREA : 1662 sq.ft. (154.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B		
	C		
	D		
	E		
	F		
	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	76

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
	B		
	C		
	D		
	E		
	F		
	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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