



**16, Green Bank Road
, CB25 0LR
Guide Price £325,000**

MA
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Green Bank Road, Swaffham Bulbeck, Cambridgeshire CB25 0LR

Occupying a generous plot within the ever desirable and attractive village of Swaffham Bulbeck this 2 bedroom semi-detached home, with 1 bedroom annexe, offers well-presented accommodation throughout.

With accommodation including separate living and dining rooms, kitchen, utility room and study to the ground floor and 2 bedrooms and bathroom to the first floor.

Externally there is ample off street parking and an enclosed rear garden, along with a superb, detached annexe offering an open plan kitchen/living space, utility and double bedroom with en-suite.

Sold with the benefit of NO CHAIN.

Entrance Hall

With stairs rising to first floor and door through to:

Living Room

4.14m x 3.29m (13'6" x 10'9")
Feature fire place with mantel (currently unused). Radiator. Window to front aspect.

Dining Room

4.14m x 3.52m (13'6" x 11'6")
Doors to storage cupboard and cloakroom. Floor to ceiling storage. Radiator. Window to rear aspect.

Cloakroom

2.12m x 1.01m (6'11" x 3'3")
Fitted with a low level WC and pedestal wash hand basin. Window to side aspect.

Kitchen

3.04m x 1.90m (9'11" x 6'2")
Fitted with a matching range of eye and base level storage units with work top surfaces over. Stainless steel sink with drainer and mixer tap. Integrated oven. Integrated hob with extractor over. Stainless steel splashback. Space for fridge-freezer. Space and plumbing for dishwasher. Door to study and door to utility room.

Utility Room

2.78m x 1.35m (9'1" x 4'5")
Fitted with worktop. Space and plumbing for washing machine. Door to garden.

Study

2.33m x 1.90m (7'7" x 6'2")
With window to side aspect. Radiator.

First Floor Landing

With doors to bedrooms and bathroom.

Bedroom 1

4.14m x 3.29m (13'6" x 10'9")
Built in wardrobe. Radiator. Window to front aspect.

Bedroom 2

2.53m x 2.72m (8'3" x 8'11")
Radiator. Window to rear aspect.

Bathroom

Fitted with a three piece suite comprising of low level WC, sink with vanity unit and panelled bath with shower over. Obscured window to rear aspect.

Outside - Front

Gravelled driveway with path leading to front door. Vehicle access to rear of property with parking for annex.

Outside - Rear

Patio area. Grassed areas. Gravelled driveway.

Annex

Kitchen/Living Room

3.69m x 3.32m (12'1" x 10'10")
Fitted with a range of matching eye and base level storage units. Stainless steel sink and drainer with tap over.

Utility Room

1.89m x 1.43m (6'2" x 4'8")

Bedroom

3.69m x 3.69m (12'1" x 12'1")

En Suite

2.64m x 0.95m (8'7" x 3'1")

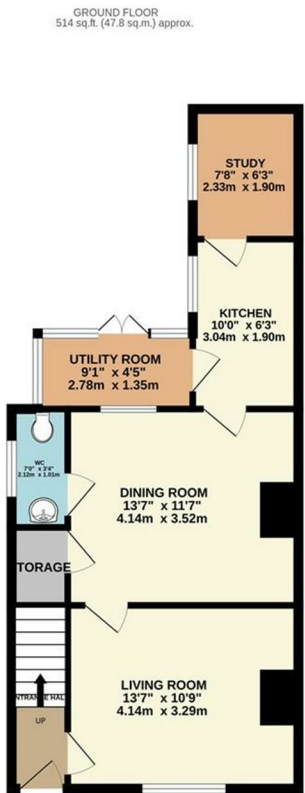
Location

Swaffham Bullbeck is a small, historic village in East Cambridgeshire, a few miles east of Cambridge. Centred along a long High Street, it features traditional cottages, open farmland, the medieval St Mary's Church, and the Swaffham Bulbeck Lode, a waterway linking the village to the River Cam. It's a quiet rural community with a strong sense of local heritage.

Property Details

EPC - E
Tenure - Freehold
Council Tax Band - B East Cambridgeshire
Property Type - Semi-Detached House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 111 SQM
Parking – Driveway
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Electric
Broadband Connected - TBC
Broadband Type – Ultrafast available, 1000Mbps download, 1000Mbps upload
Mobile Signal/Coverage – Ofcom advise good on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

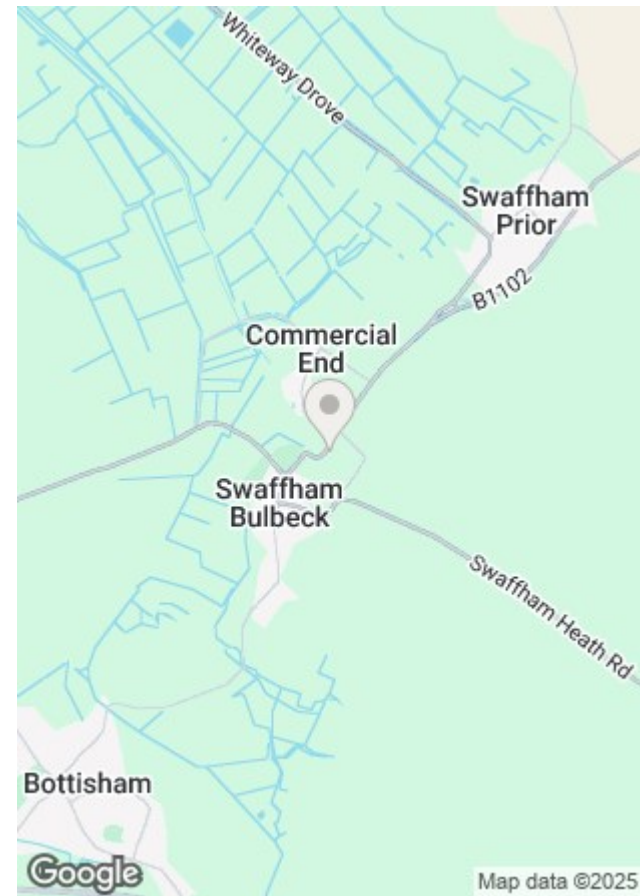




TOTAL FLOOR AREA: 1199 sq.ft. (111.4 sq.m.) approx.

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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		86	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F	40		(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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