



Ermine Street, Caxton, Cambridge
OIEO £280,000 Freehold

**Sharman
Quinney**

Key Features



- Grade II Listed
- Unique and rare opportunity to purchase this one of a kind property
- Potential to improve
- No Forward Chain
- Catchment of Comberton Village College

The village of Caxton is a small area in South Cambridgeshire, 9 miles west of Cambridge and 7 miles east of St. Neots. Caxton is most famous for Caxton gibbet, which is in the north of the village adjacent to the A428. The heart of the village also offers The Chubby Frog pub.

Ground Floor

Entrance Hall
Leading to:

Kitchen - 20.1' Max x 6.4' Max (6.12m Max x 1.93m Max)

Fitted with a matching range of base and eye level units with window to side.



Dining Room - 8' + Stairs x 7.8" (2.44m + Stairs x 2.34m)

Window to side, with stairs to first floor.

Lounge - 10.8" Max x 10.5" Max (3.25m Max x 3.17m Max)

Windows to rear and side, with featured fireplace.

Study - 10.2" x 10.4" (3.10m x 3.15m)

Featured fireplace and window to side.

Reception Room - 10.5" Max x 7.8" (3.17m Max x 2.34m)

Multifunctional room with fireplace and window to rear and door to garden.

Cloakroom

Low-level-WC with window to side.

First Floor

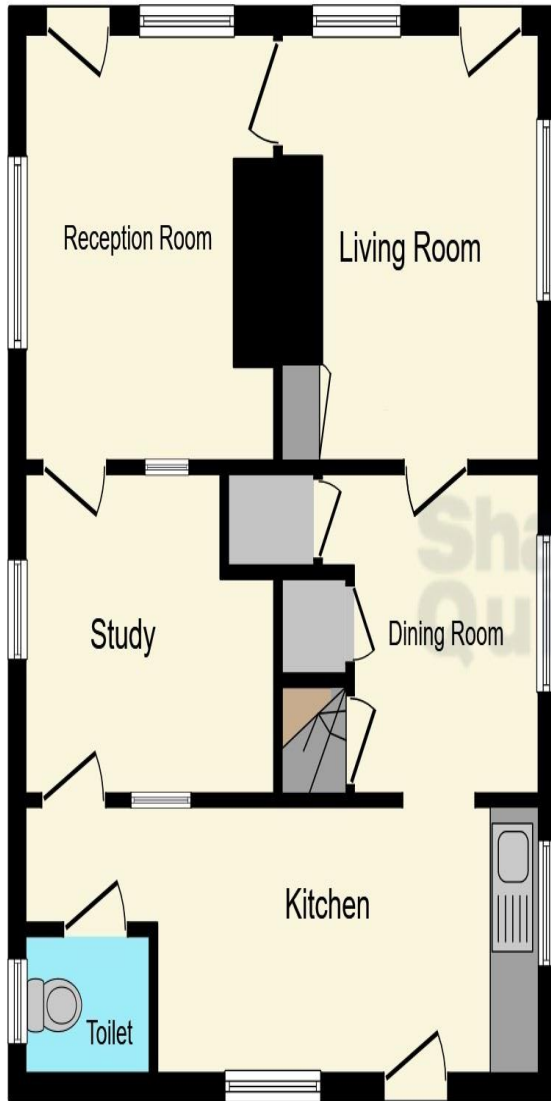
Master Bedroom - 10.5" Max x 10.7" Max (3.17m Max x 3.23m Max)

Fitted wardrobe with windows to side and rear.

Bedroom 2 - 10.5" x 9.2" + Wardrobe (3.17m x 2.79m + Wardrobe)

Fitted wardrobe with windows to side and rear.





Ground Floor



First Floor

Bedroom 3 - 10.6" x 7.10" (3.20m x 2.39m)
Windows to rear and front, door to second bedroom.

Family Bathroom

Fitted with a two-piece suite comprising of a bath and wash hand basin with window to rear.

Outside

Accessible from the living room and or the additional reception room, the private rear enclosed garden offers laid lawn and a blank canvas to make your own. To the front of the property the generous gravelled driveway offers parking for multiple vehicles.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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