



Ermine Street, Caxton Cambridge
£300,000 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.

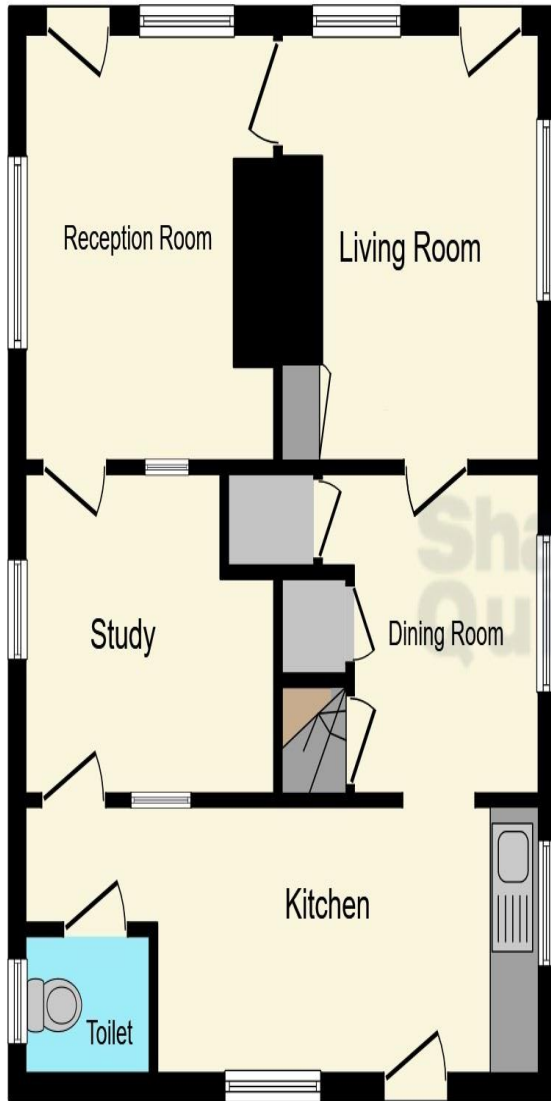
Lounge - 10.8" Max x 10.5" Max (3.25m Max x 3.17m Max)
Windows to rear and side, with featured fireplace.

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.





Ground Floor



First Floor

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.

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.

To view this property call Sharman Quinney on:
01954 710620

Selling your property?

Contact us to arrange a **FREE** home valuation.

 01954 710620

 13 High Street, Cambourne, CAMBRIDGE,
Cambridgeshire, CB23 6JX

 cambourne@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: CSQ203767 - 0005

