



Boxworth End, Swavesey
CB24 4RA

Pocock+Shaw

70 Boxworth End
Swavesey
Cambridge
Cambridgeshire
CB24 4RA

A charming end terrace cottage built around 1880 and situated close to the centre of this convenient and well served village. The property features two bedrooms and a long westerly facing garden, along with the benefit of no onward chain

- Two bedroom Victorian cottage
- Convenient village location
- Long west facing garden
- Great potential
- Gas heating
- Offered with no onward chain

Offers Around £240,000



This charming cottage is situated in the well served village of Swavesey with its excellent local shopping and amenities including a Post Office and local shop forming part of the attractive market square along with a popular village pub. Primary schooling and Swavesey Village College, which is rated outstanding, are close by. The village offers easy access to Cambridge and St Ives via the guided bus and A14

Ground Floor

Living room 12'4" x 11'0" (3.77 m x 3.36 m) with timber door to front, sash window to the front, open brick fireplace, radiator, door to kitchen.

Kitchen 12'3" x 9'7" (3.75 m x 2.94 m) with range of kitchen units with single drainer sink unit, space for range of appliances, sash window to the rear, wall mounted Vaillant central heating boiler, door to stairwell, door to rear lobby.

Rear lobby with glazed door to side, door to bathroom.

Bathroom with low level WC, panelled bath, double glazed window to side, radiator.

First Floor

Landing with loft access and doors to

Bedroom 1 12'4" x 11'0" (3.78 m x 3.36 m) with sash window to front, radiator

Bedroom 2 9'9" x 9'4" (2.98 m x 2.87 m) with sash window to rear, radiator.

Outside Long rear garden with brick store and gated side pedestrian access, fenced and mainly laid to lawn and a selection of flower and shrub beds extending to approximately 85ft. The front of the property is gravelled and offers potential for off street parking.

Services All mains services.

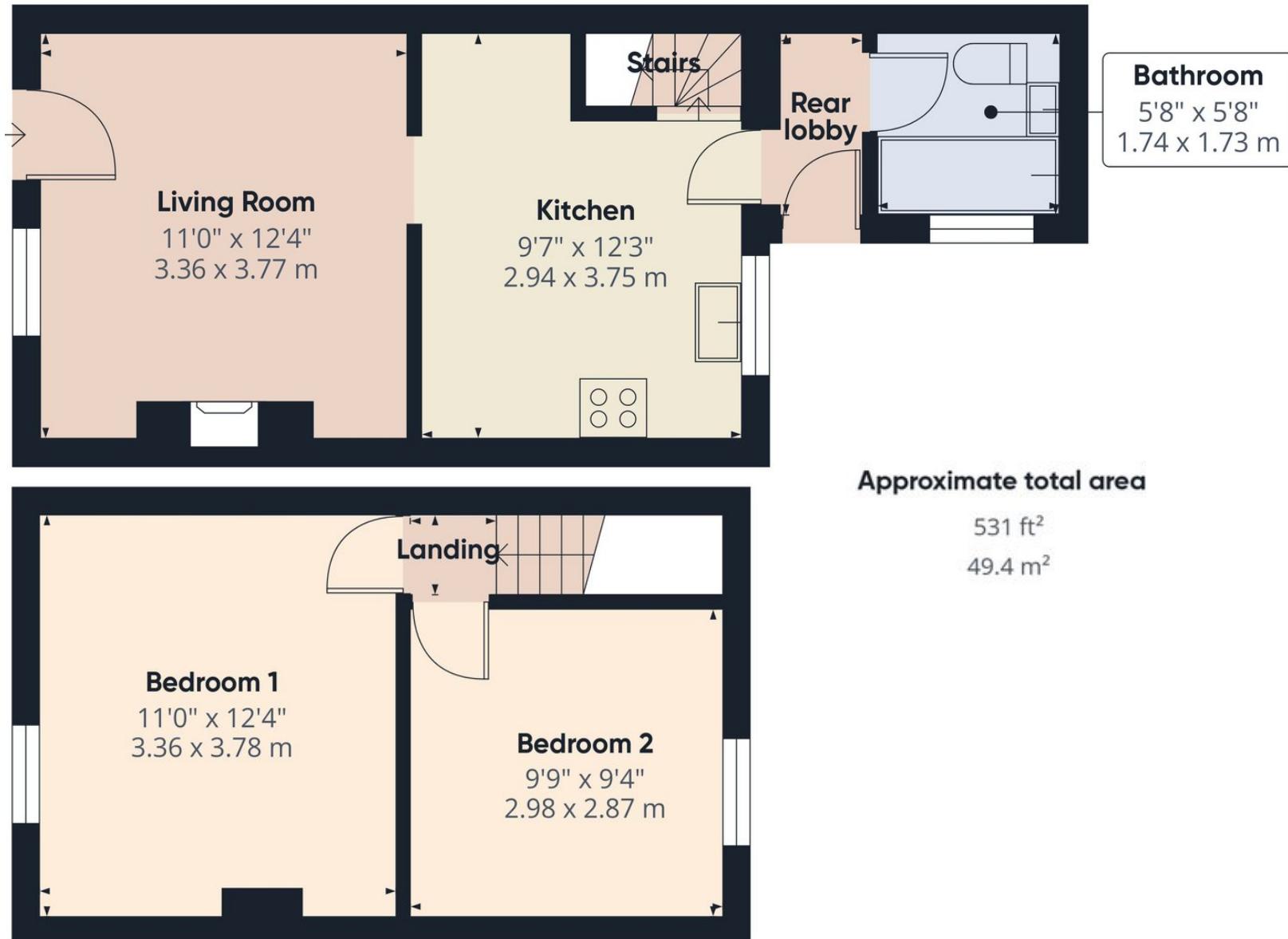
Tenure The property is Freehold

Council Tax Band B

Viewing By Arrangement with Pocock + Shaw



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested