



5 Swaffham Road
Cambridge, Cambridgeshire CB25 9EZ
£375,000

MA
Morris Armitage
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****No Chain**** Occupying a generous sized plot, Morris Armitage are delighted to offer for sale this spacious and extended semi-detached family home located within the village of Lode.

Accommodation comprises entrance hall, sitting room, lounge/diner, kitchen and a ground floor bathroom. To the first floor are four bedrooms and a first floor refitted family 4-piece bathroom. Complete with gas fired central heating and double glazing throughout.

Externally the property features a frontage and driveway with ample space for 5/6 vehicles. To the rear of the property is a long rear garden with a brick built store.

Offered for sale with no onward chain, viewing is highly recommended.



Accommodation Details

Entrance Hall

Staircase rising to first floor, door to inner hallway, sitting room, lounge/diner and kitchen. Radiator.

Sitting Room 12'5" x 8'6" (3.8m x 2.6m)

Window to front aspect, fireplace with tiled surround and radiator.

Lounge/Diner 17'4" x 9'2" (5.3m x 2.8m)

Window to front aspect, radiator and French double doors to rear garden.

Kitchen 17'8" x 8'6" (5.4m x 2.6m)

Fitted with a matching range of eye and base level storage units. Stainless steel sink and drainer. Space for fridge/freezer, cooker, dryer and dishwasher. Plumbing for washing machine. Tiling to splashback areas and floor. Wall mounted boiler and

window to rear aspect. Door to hallway leading to downstairs bathroom.

Downstairs Bathroom

Comprising low level W/C, panel sided bath with shower attachment and pedestal wash hand basin. Tiling to splash back areas, radiator and window to rear aspect.

Landing

Doors leading to all bedrooms and family bathroom.

Bedroom 1 14'9" x 9'10" (4.5m x 3.0m)

Window to front aspect and radiator.

Bedroom 2 10'5" x 9'2" (3.2m x 2.8m)

Window to front aspect, radiator and storage cupboard.

Bedroom 3 8'10" x 8'6" (2.7m x 2.6m)

Window to rear aspect and radiator.

Bedroom 4 11'9" x 8'6" (3.6m x 2.6m)

Window to rear aspect, radiator and built-in wardrobe.

Family Bathroom

Suite comprising low level W/C, panel sided bath, corner shower and vanity unit with wash hand basin over. Window to rear aspect and tiling to splash back areas.

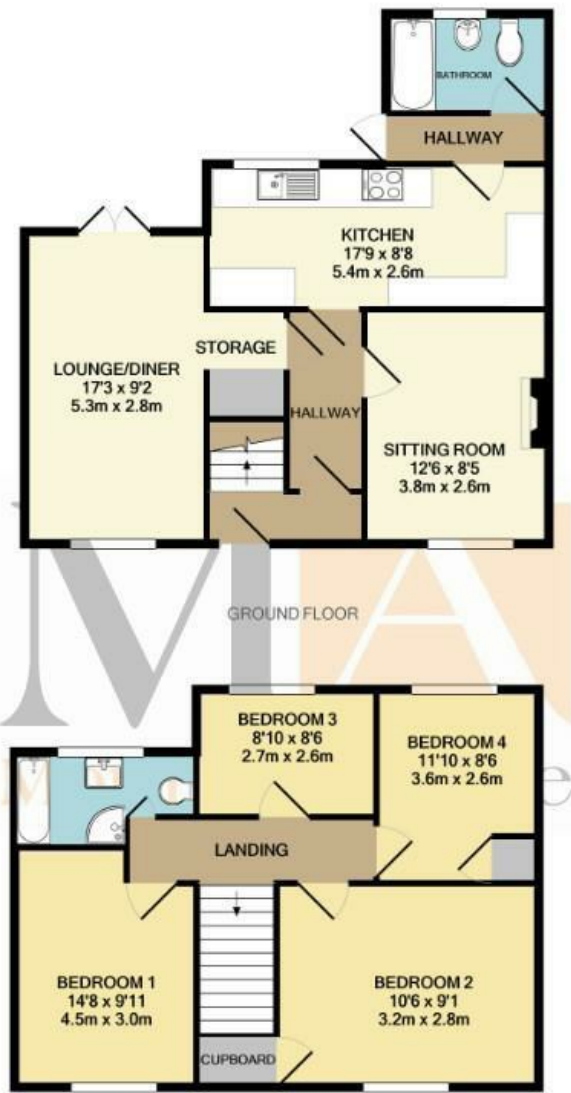
Garage

Complete with power and lighting.

Outside

Ample space to park vehicles, laid to lawn front garden with footpath leading to front door. Driveway leading to garage. Rear garden is mostly laid to lawn with wooden decking suitable for table and chairs. Two sheds, brick built store and patio area.

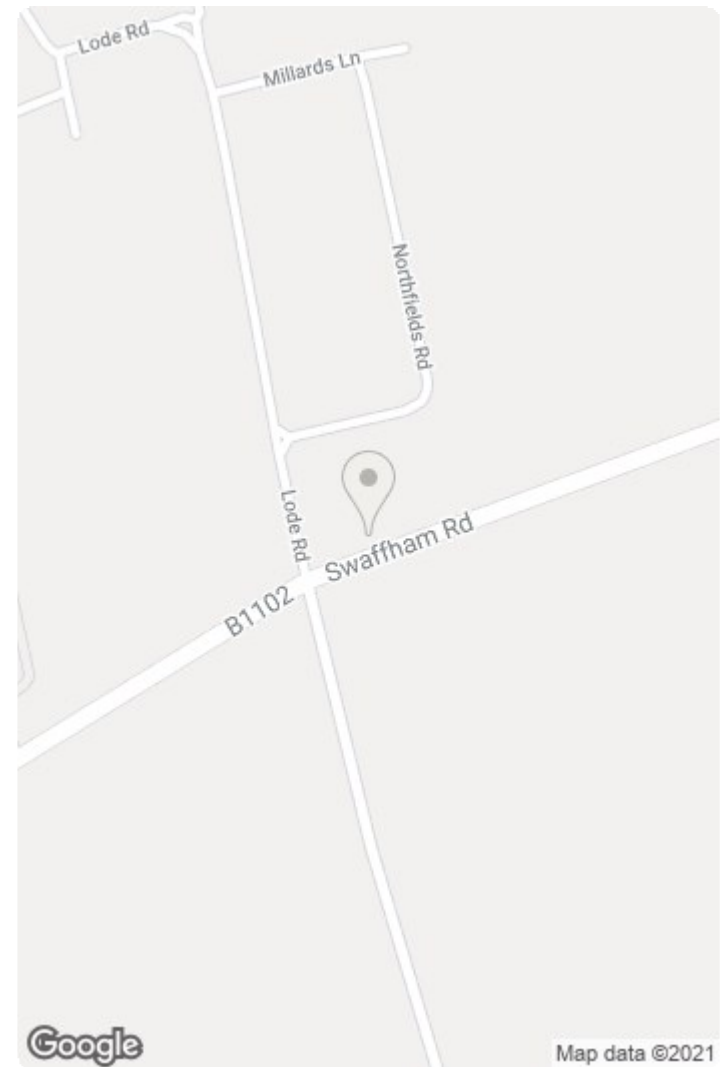




TOTAL APPROX. FLOOR AREA 861 SQ. FT. (80.0 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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	Target	Current	Target
88	44		
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		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

This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising from them. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.

