

1 Elsworth Road, Boxworth, CB23 4LX

Offers Over £725,000

Council Tax Band: F



We are presently managing this property as a rental, housing a tenant whose contracts are set to expire in August 2024. They demonstrate the flexibility to either vacate in August should the property be purchased by an owner-occupier, or choose to remain if acquired by an investor, currently yielding £2,300 per calendar month.

Welcome to this charming residence nestled in the heart of Boxworth, Cambridge. A delightful fusion of modern elegance and classic charm, this property presents a unique opportunity for those seeking a peaceful yet conveniently located home.

Location: Situated in the idyllic village of Boxworth, this property benefits from a serene residential setting while being within easy reach of Cambridge and its amenities. Enjoy the perfect balance of rural tranquillity and urban convenience.

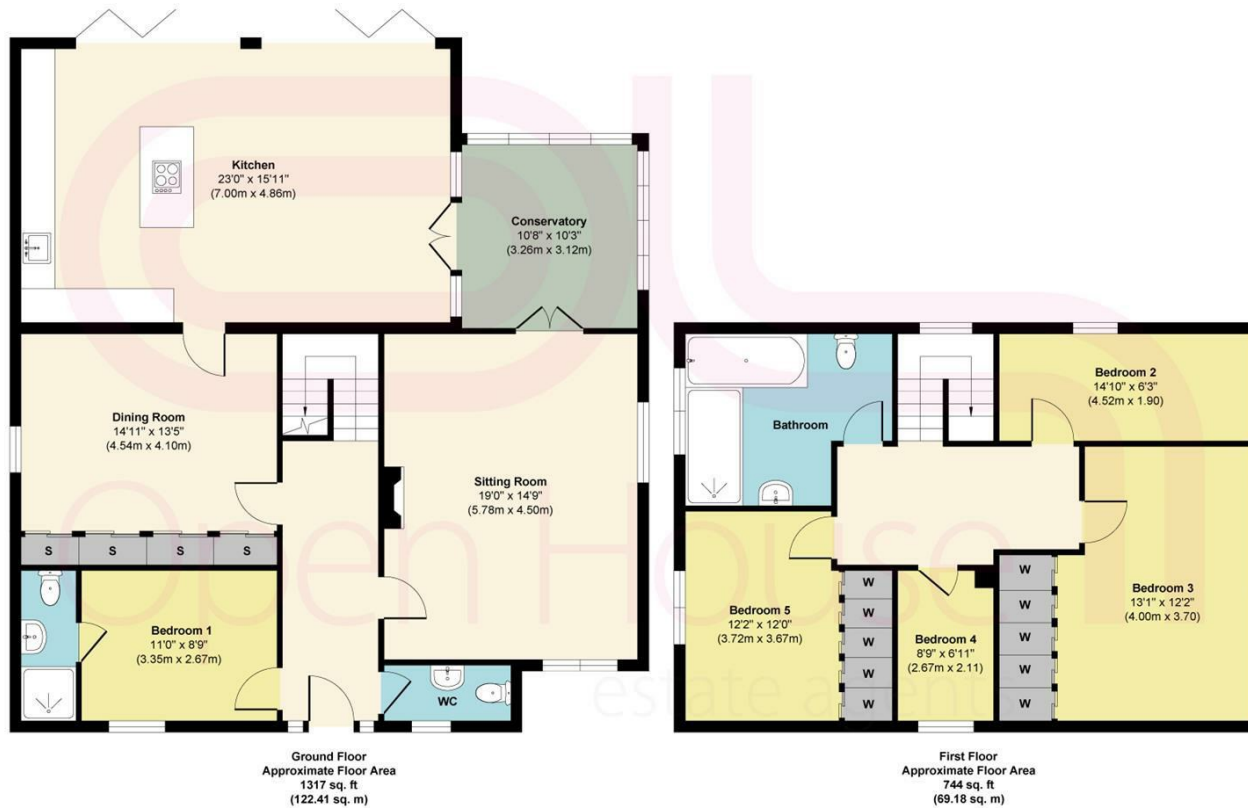
Architecture and Design: The property boasts a timeless design with a modern touch. The exterior showcases a blend of brick and subtle detailing, while the interior exudes warmth and sophistication. Light-filled spaces, high ceilings, and thoughtful layout contribute to the overall sense of style.

Living Spaces: The residence features spacious living areas, ideal for both entertaining and everyday living. The living room welcomes you with a cozy fireplace, creating a perfect ambiance for relaxation. The kitchen, equipped with modern appliances and ample storage, is a culinary haven.

Bedrooms and Bathrooms: The property offers 5 well-appointed bedrooms, providing comfortable retreats. The master suite is a highlight, featuring an ensuite bathroom and generous closet space. The additional 4 bedrooms are versatile, suitable for family members or guests.



Open House Cambridgeshire



Approx. Gross Internal Floor Area 2061 sq. ft / 191.59 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	