



Swan Lane, Guilden Morden, Royston, SG8 0JW

CHEFFINS

Swan Lane

Guilden Morden, Royston,
SG8 0JW

- Minimum 6 month Tenancy
- Available Now
- Unfurnished
- EPC: E
- Council Tax Band: E
- Oil Fired Central Heating
- Off Street Parking
- Garden

A spacious 3 bedroom semi detached house enjoying countryside views to the rear in this sought after village. The versatile accommodation comprises entrance hall, lobby, kitchen/breakfast room, 2 reception rooms, utility room, 2 double bedrooms, 1 single bedroom, bathroom and shower room. Off street parking and front and rear gardens. We regret no sharers. Available now. EPC: E and Council Tax Band: E.

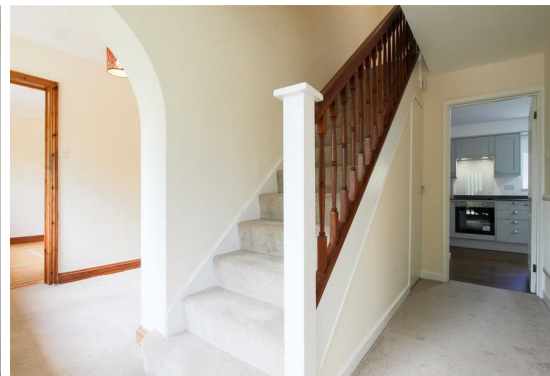


£1,625 PCM





LOCATION



Guilden Morden is an attractive village in south-west Cambridgeshire located approximately 9 miles west of Royston and 15 miles south west of Cambridge. The village has a number of amenities including a primary school, pub, village hall, recreation ground, and a nearby farm shop. For the commuter there is a mainline train station located in Ashwell & Morden (3 miles distant) with service to London Kings Cross and the A1(M) and A10 are easily accessible. Distances approximate*

ENTRANCE HALL

stairs rising to first floor, archway to lobby, doors to sitting room and kitchen/breakfast room and archway to:

LOBBY

window to front aspect, door to shower room and door to:

DINING ROOM

dual aspect with window to front aspect and sliding patio doors to rear aspect and garden.

SHOWER ROOM

shower enclosure, wc and wash basin.

KITCHEN/BREAKFAST ROOM

newly fitted kitchen comprising base and wall units, work tops, breakfast bar, sink with window to rear aspect above, further window to rear aspect, integrated appliances including oven, ceramic hob with extractor above, dishwasher and fridge, pantry, cupboard housing oil boiler, airing cupboard and door to:

UTILITY ROOM

wall units, work tops, sink, space for a fridge freezer, space and plumbing for a washing machine, window to rear aspect and rear door to garden.

SITTING ROOM

bay window to front aspect and feature fireplace (not in use).

STAIRS/LANDING

the bedrooms and bathroom are accessed off the landing.

BEDROOM 1

built in wardrobe and window to front aspect.

BEDROOM 2

built in wardrobe and window to rear aspect with country side views.

BEDROOM 3

window to front aspect.

EXTERIOR FRONT

off street parking and open front garden principally laid to lawn with mature hedgerows.

EXTERIOR REAR

garden to side and rear principally laid to lawn with patios, mature trees and hedgerows and backing onto countryside to the rear.

LETTING AGENT NOTES

For more information on this property please refer to the Material Information brochure on our Website.

Term - Minimum 6 month tenancy

Holding Deposit - £375

Deposit - £1875







Total area: approx. 124.3 sq. metres (1337.5 sq. feet)

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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		48	78
EU Directive 2002/91/EC			

Agents note:

[For more information on this property please refer to the Material Information Brochure on our website.](#)

Clifton House, 1-2 Clifton Road, Cambridge, Cambridgeshire, CB1 7EA | 01223 271916 | cheffins.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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