



2 Eastside Cottages, 4 The Street, Snailwell, CB8 7LX

CHEFFINS

4 The Street

Snailwell,
CB8 7LX

- Semi-Detached Period Cottage
- 2 Double Bedrooms
- First Floor Bathroom
- 2 Reception Rooms
- Potential for Extending (stp)
- Delightful Village Location
- Superb Large Garden
- NO CHAIN

A charming 2 bedroom semi-detached period cottage standing in an elevated large plot with delightful gardens and uninterrupted views to the rear over farmland. The property is offered with NO CHAIN and benefits from a living room with an open fireplace, separate dining room and a fitted kitchen at the rear. Additional features include 2 generous double bedrooms and a bathroom on the first floor, an outbuilding at the rear and a superb large garden with off-road parking.

2 1 2



Guide Price £375,000



LOCATION

SNAILWELL is a highly regarded village 3 miles north of Newmarket with an interesting range of period properties and limited amenities including a Public House. Cambridge & Bury St Edmunds are easily accessible via the A14 lying 14 miles south west and 15 miles south east respectively.

ENTRANCE HALL**LIVING ROOM**

14'3" x 10'11"

with an open fireplace with tiled hearth and surround, period window to the front aspect.

DINING ROOM

14'3" x 11'8"

with a Range (unchecked for working condition), built-in cupboard storage, door with stairs leading to the first floor.

KITCHEN

12'11" x 6'11"

with sink with basin and mixer tap, fitted base and wall mounted cupboards, integrated stainless steel oven and grill, 4 ring ceramic hob and extractor hood over, quarry tiled flooring and half glazed door leading to the garden.

FIRST FLOOR**LANDING**

leading to;

BEDROOM 1

13'1" x 10'10"

with a feature fireplace with cast iron grate and surround, period window to the front aspect.

BEDROOM 2

with a fireplace with cast iron grate and surround.

BATHROOM

with a bath, hand basin, low level WC.

OUTSIDE

The property stands in a delightful non-estate village location and is situated in a superb large elevated plot with a driveway to the left hand side, picket fence and gate with a shingled pathway leading to a covered porch entrance to the front door with a quarry tiled hearth. The garden extends to the side and rear and are laid to lawn with post and rail fenced borders, a paved patio and a brick outbuilding (3.12m x 3.10m).

SALES AGENTS NOTES

Tenure - Freehold

Council Tax Band - C

Property Type - Semi-Detached Cottage

Property Construction - Standard Brick

Number & Types of Room - Please refer to the floorplan (pending)

Square Footage - 914.93

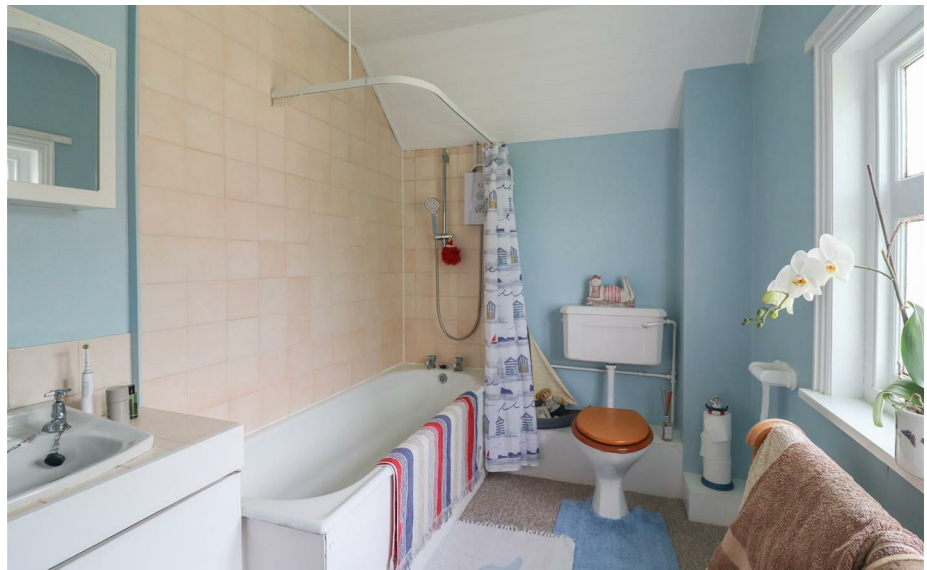
Parking - Off-road parking


Heating sources - Oil fired heating and open fireplaces.

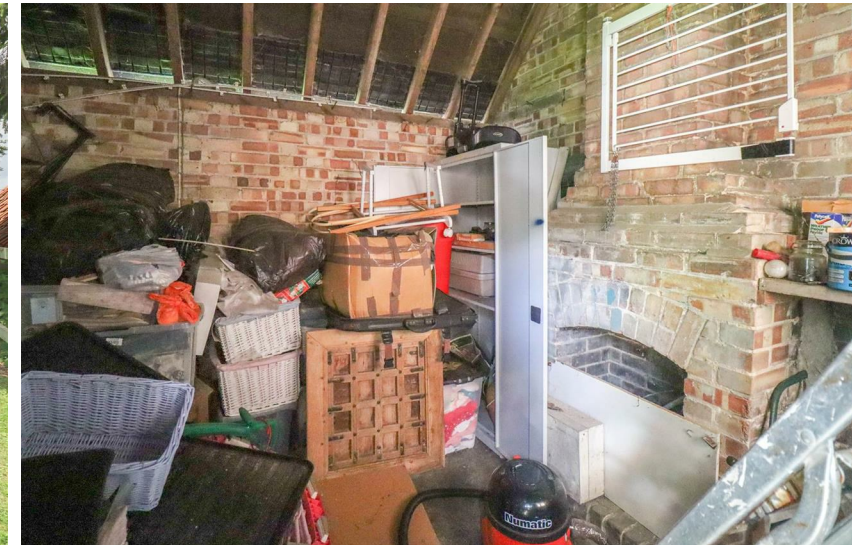
Sewerage - Shared Septic Tank

Conservation Area - Yes Snailwell

For more information on this property, please refer to the Material Information Brochure on our website.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



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 Local Authority - East Cambridgeshire





TOTAL APPROX. FLOOR AREA 884 SQ. FT. (82.1 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 listed and no guarantee as to their operability or efficiency can be given.
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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.