



Commercial End, Swaffham Bulbeck, CB25 0ND

CHEFFINS

Commercial End

Swaffham Bulbeck,
CB25 0ND

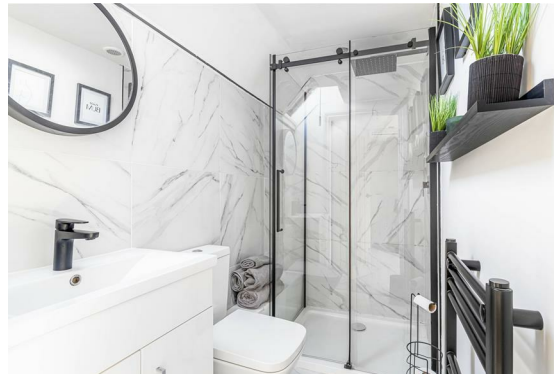
- Mid Terraced Cottage
- Ideal Location for access to both Cambridge and Newmarket
- Planning Permission for further bedroom
- 1 Large Bedroom with ensuite
- Modern Kitchen/Dining/Breakfast Room
- Living Room with Inglenook style fireplace
- Enclosed Rear Garden

An attractive one bedroom cottage situated in the heart of this sought after village with convenient access to both Cambridge and Newmarket. The property has undergone extensive improvements by the current owner with an impressive kitchen/dining/breakfast room and a living room with a large Inglenook style fireplace. The modern fixtures and fittings create a light and airy feel with a spacious bedroom and shower room upstairs. The property benefits from planning permission (ref 22/00754/FUL) for a further bedroom. Viewing Essential.



Offers In Excess Of £315,000





LOCATION

SWAFFHAM BULBECK is a picturesque village ideally placed for Cambridge (8 miles) and Newmarket (7 miles). The village benefits from a primary School and a post office and thriving village shop.

LIVING ROOM

with an entrance door, window to the front aspect, large Inglenook style fireplace with a wood burning stove and red brick surround, built-in storage, laminate flooring, inset spotlights.

KITCHEN/DINING/BREAKFAST ROOM

with a range of matching wall and base units, Belfast style sink, built-in electric oven with 4 ring electric hob over, integral dishwasher, space for fridge/freezer, centre island, laminate flooring, inset spotlights, French doors opening onto the rear gardens, 2 radiators and an understairs storage cupboard.

CLOAKROOM

with a low level WC, space and plumbing for washing machine, extractor fan, wall mounted wash hand basin.

BEDROOM 1

A large good size bedroom with a window to the front aspect, radiator, inset spotlights, loft access.

ENSUITE SHOWER ROOM

with a low level WC, vanity wash hand basin, shower with glass screen with rainfall shower over, tiled flooring, tiled splashbacks, Velux style window, chrome heated towel rail.

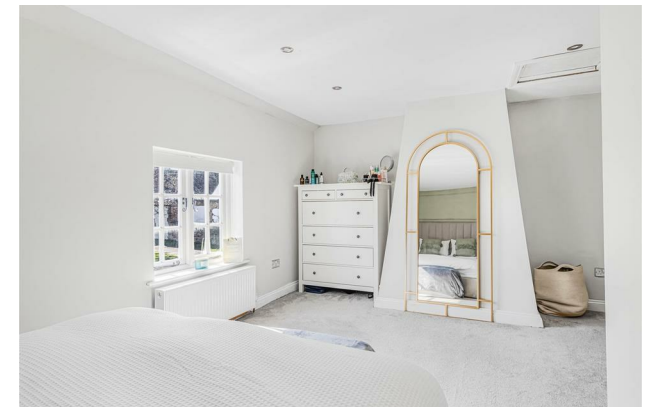
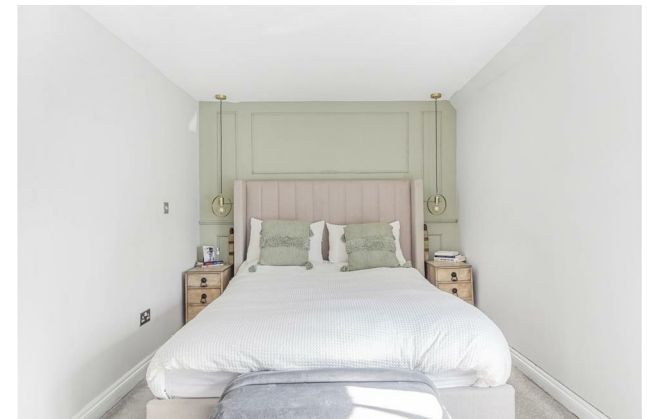
OUTSIDE

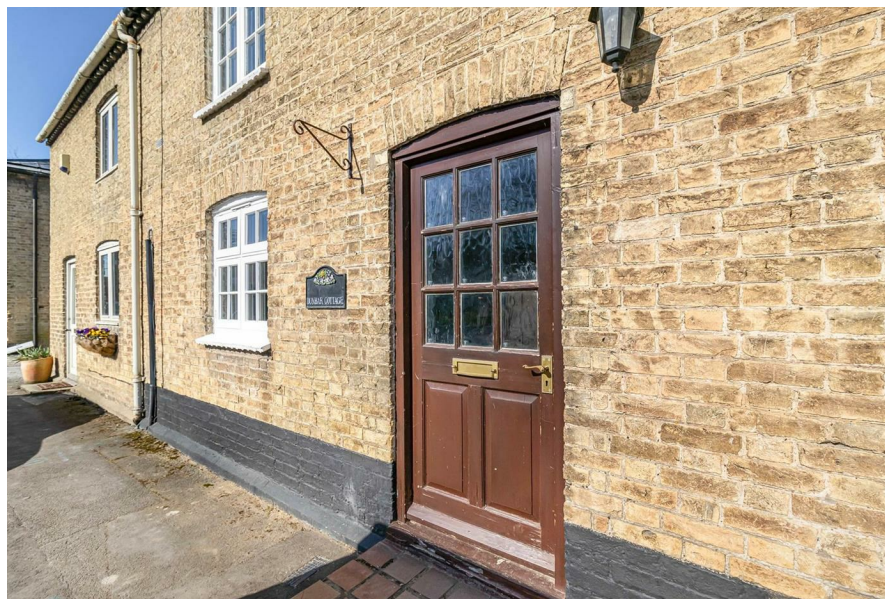
The rear garden is enclosed by timber fencing with an Indian sandstone patio area with a step down to a laid to shingle sculpted Indian sandstone seating area, flower bed borders, large timber built shed, outside oil boiler and tank.

Sales Agents Notes

1. The property benefits from Planning Permission for a two storey rear extension which would include a further bedroom built above the kitchen/breakfast room (ref 22/00754/FUL).
2. The property is located in Swaffham Bulbeck conservation area.
3. The property benefits from a right of way over 105 Commercial End's garden.

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





Approximate Gross Internal Area 742 sq ft - 69 sq m

Ground Floor Area 504 sq ft – 47 sq m

First Floor Area 238 sq ft – 22 sq m

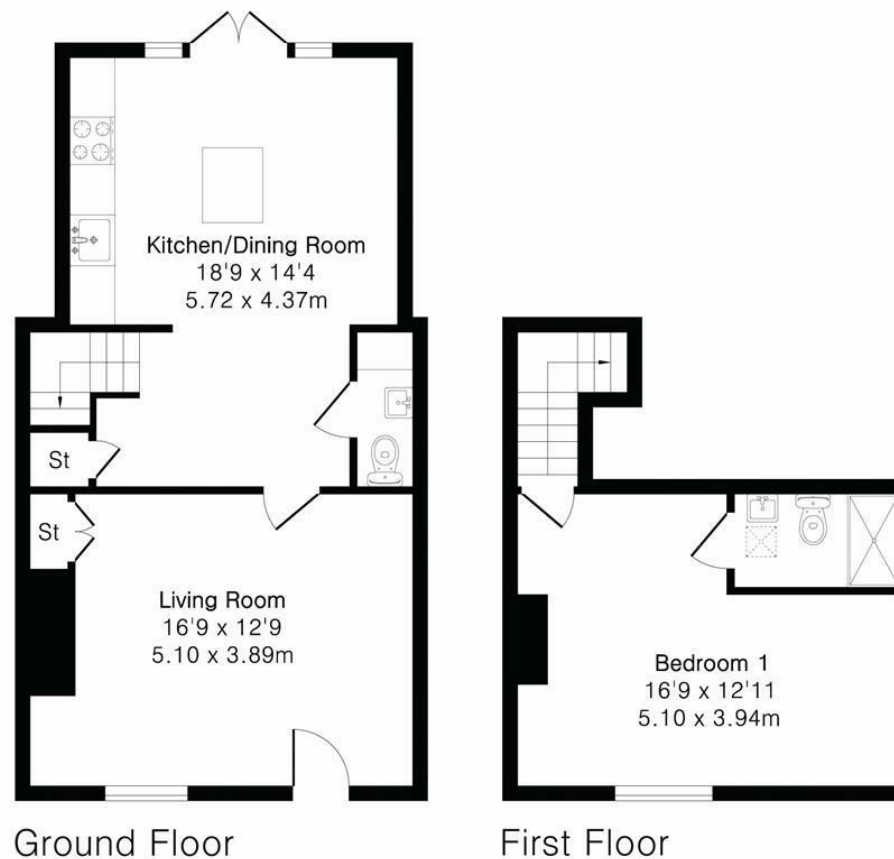
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	59	81
England & Wales	EU Directive 2002/91/EC	

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Tenure – Freehold

Council Tax Band – C

Local Authority – East Cambridgeshire



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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

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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.