



3 Swaffham Road
Lode, CB25 9EZ

Guide price £325,000



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- No chain
- Large driveway
- 3 Bedrooms
- Excellent location for access to Cambridge

A well-presented 3 bedroom semi-detached home, situated within a generous plot with front and rear gardens and a driveway, about 4 miles from Cambridge.

This family home has lots of potential and is located on the edge of a small village within walking distance of Anglesey Abbey. The accommodation includes a spacious sitting room with dual aspect. The kitchen is fitted with wall and base units and there is space for an oven, fridge/freezer and washing machine. A door leads to the garden. There is a ground floor shower room which has been recently re-fitted, and an entrance hallway with stairs to the first floor.

Upstairs there are three bedrooms, two are doubles with fitted wardrobes, and the third a good size single. There is a landing and access to the loft space.

Outside, at the front, there is a large garden, a driveway to the side provides plenty of parking. Gated side access leads to the rear garden which is a good size,





with a lawn and paved terrace adjoining the rear of the house, there is a large timber shed. The whole is enclosed by fencing.

The property is located in the popular village of Lode which is a small village conveniently situated about 7 miles northeast of Cambridge with excellent access to the A14, Cambridge Science Park, Newmarket and Bury St Edmunds. Facilities within the village including, 'The Shed' (Bar & Tai Restaurant), church and a recreation ground and the beautiful Anglesey Abbey gardens (National Trust) is located on the edge of the village. More comprehensive facilities are available in the neighbouring village of Bottisham (about 1 mile) including a range of shops, public house, doctor's surgery, library, sports centre with swimming pool, primary school and a highly regarded college.

SatNav: CB25 9EZ

What3Words: ///cocktail.domestic.blotches

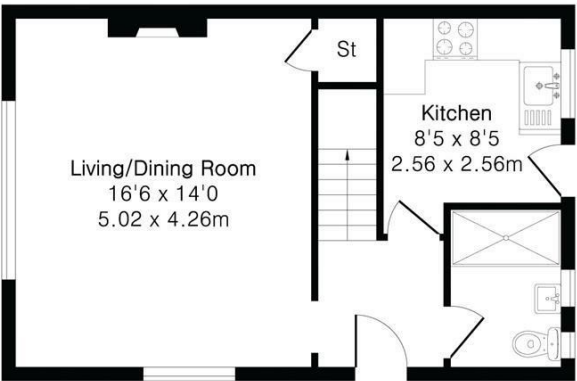
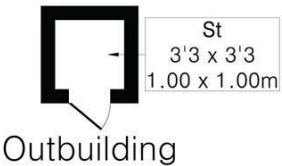


**Approximate Gross Internal Area 850 sq ft - 78 sq m
(Excluding Outbuilding)**

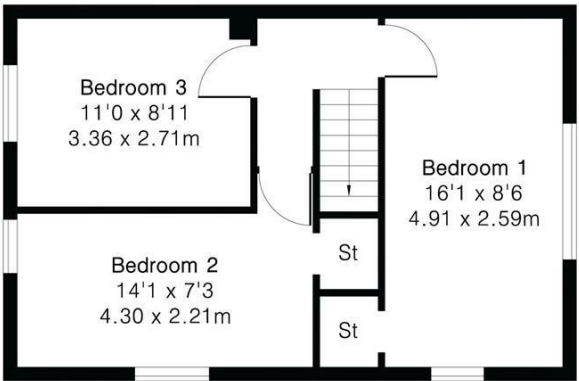
Ground Floor Area 425 sq ft – 39 sq m

First Floor Area 425 sq ft – 39 sq m

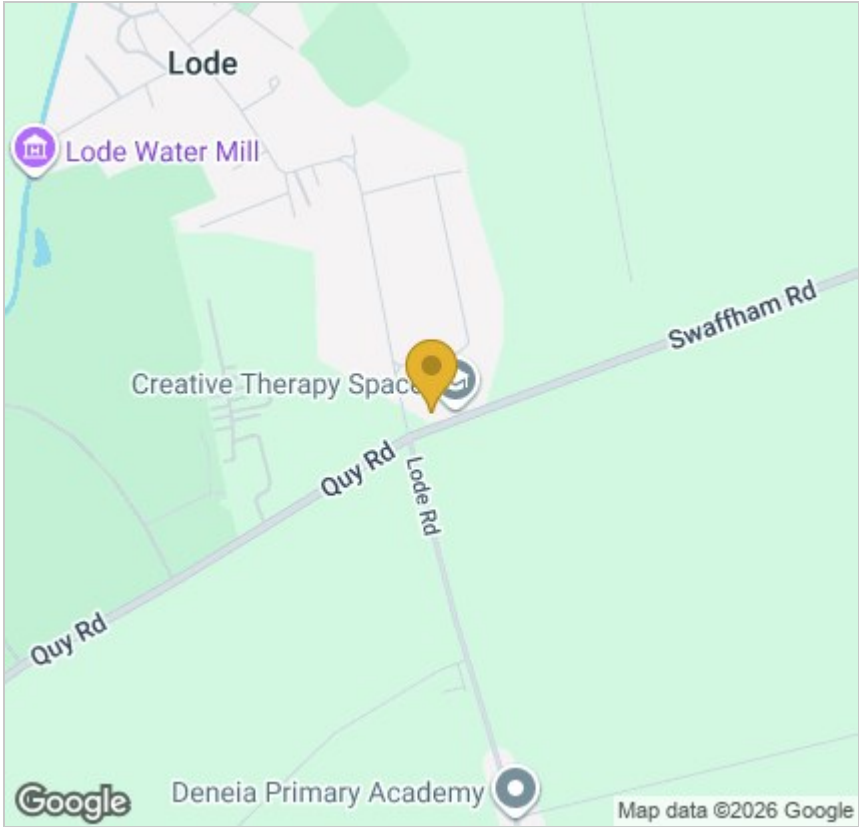
Outbuilding Area 11 sq ft – 1 sq m



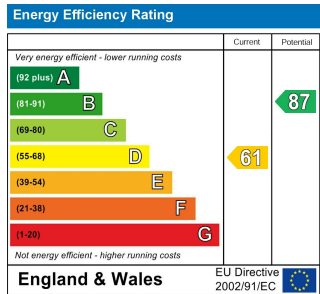
Ground Floor



First Floor



Energy Efficiency Graph



Tenure: Freehold
Council tax band: C

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