



AMIT CHAUHAN

exp<sup>®</sup> UK

@ amit.chauhan@exp.uk.com

amitchauhan.exp.uk.com

07816 228 619

# 10 Green Bank Road, Swaffham Bulbeck

Guide Price £210,000

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- AC1436
- Excellent access to Cambridge
- Spacious rear garden
- Scope to extend (STPP)
- Peaceful countryside setting
- Strong community feel
- Good transport links
- Ideal project or long-term home
- Freehold
- EPC - E/53



Set in the popular village of Swaffham Bulbeck, this two-bedroom bungalow is a full renovation project with serious potential. The property requires complete modernisation throughout, offering a blank canvas for buyers looking to create something their own. It sits on a generous plot with a good-sized rear garden, driveway parking and clear scope to extend to the side or rear, subject to planning, with neighbouring properties already showing what can be achieved. Located around 8 miles from Cambridge with easy access to the A14, it is a great opportunity to add value in a strong, well-connected village location.

The layout is simple and practical, making it easy to rework and improve, whether you are looking to renovate and live in it or invest. Opportunities like this, in a location like this, do not come up often.



Total area: approx. 59.4 sq. metres (639.6 sq. feet)

