



Total area: approx. 105.8 sq. metres (1138.4 sq. feet)

GROUND FLOOR

- Entrance Hall
- Lounge
5.53m (18'2") x 3.20m (10'6") max
- Family Room
3.44m (11'3") x 3.31m (10'10")
- Kitchen/Dining Room
5.23m (17'2") x 3.49m (11'5")
- Utility Room
2.32m (7'7") x 1.95m (6'5")
- Cloakroom

FIRST FLOOR

- Landing
- Bedroom 1
3.40m (11'2") x 2.79m (9'2")
- Bedroom 2
2.90m (9'6") x 2.74m (9')
- Bedroom 3
3.34m (10'11") x 2.03m (6'8")
- Bedroom 4
2.54m (8'4") x 1.97m (6'6")
- Bathroom

OUTSIDE

The property has a gravel driveway to the front and side which provides ample off road parking for several vehicles. The driveway leads to a garage which measures 4.86m (15'11") x 2.38m (7'10") with power and lighting. Gated side access leads to the fully enclosed rear garden which has two patio seating areas and a garden shed.

FURTHER INFORMATION

Council Tax Band: D
EPC Rating: C
Minimum annual household income to pass referencing: £50,250

Disclaimer

All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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£1,675 PER CALENDAR MONTH
PRIORY AVENUE
SWAVESEY, CB24 4RY

PROPERTY SUMMARY

An extended semi-detached home located in the popular village of Swavesey, within a short walk of the sought-after Swavesey Village College. The accommodation comprises four bedrooms, a generously sized kitchen/diner/family room, a separate lounge, utility room, first-floor bathroom and a convenient cloakroom. Outside, the property benefits from ample off-road parking for several vehicles, a garage with power and lighting, and an enclosed rear garden featuring two patio seating areas. Available immediately. Deposit: £1,775.

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