

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.

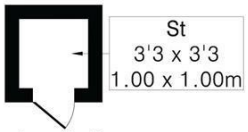
SatNav: CB25 9EZ
What3Words: ///cocktail.domestic.blotches



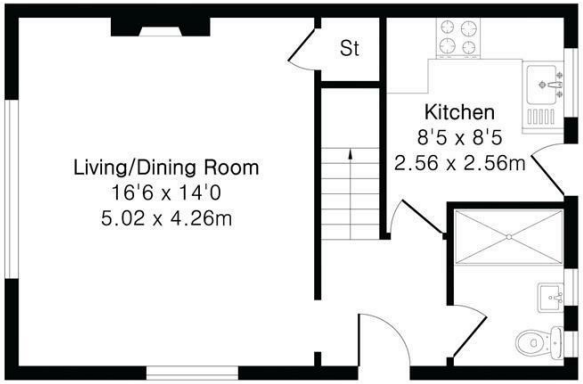


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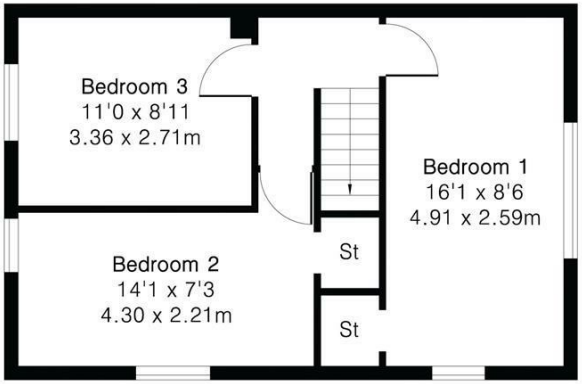
Approximate Gross Internal Area 850 sq ft - 78 sq m
(Excluding Outbuilding)
Ground Floor Area 425 sq ft – 39 sq m
First Floor Area 425 sq ft – 39 sq m
Outbuilding Area 11 sq ft – 1 sq m



Outbuilding



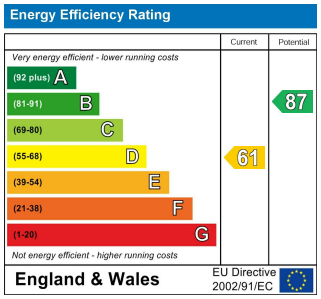
Ground Floor



First Floor



Energy Efficiency Graph



Tenure: Freehold
Council tax band: C

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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