



Hancock's Estates

With you every step of the way



1 Fen Reach, Dunton, SG18 8RZ
£300,000 Freehold





1 Fen Reach

Dunton, SG18 8RZ

- Two Double Bedrooms
- Cloakroom, Bathroom & En-Suite
- Living / Dining Room
- Kitchen / Breakfast
- Beautifully Presented Home
- Residents Private Green
- Double Width Drive to Front
- Pleasant Village Location
- Cul-De-Sac Location
- Approximate 4 Mile Drive to Nearest Station

An extremely well presented ideal first time buy in a pleasant village within an approximate 4 mile drive to Biggleswade train station or 18 miles to the centre of Cambridge. Countryside walks are immediately adjacent this small modern development with the local Church and Village Pub within walking distance on the High Street. Double width parking is directly in front of the home and there is a large private resident playing field / green.

£300,000 Freehold



Living / Dining Room 15'8" x 12'7" (4.78m x 3.83m)

Inner Lobby

Cloakroom 3'5" x 6'2" (1.05m x 1.88m)

Kitchen/Breakfast Room 12'7" x 8'6" (3.84m x 2.59m)

Landing

Bedroom 1 12'0" max x 9'4" (3.66m max x 2.84m)

En-suite

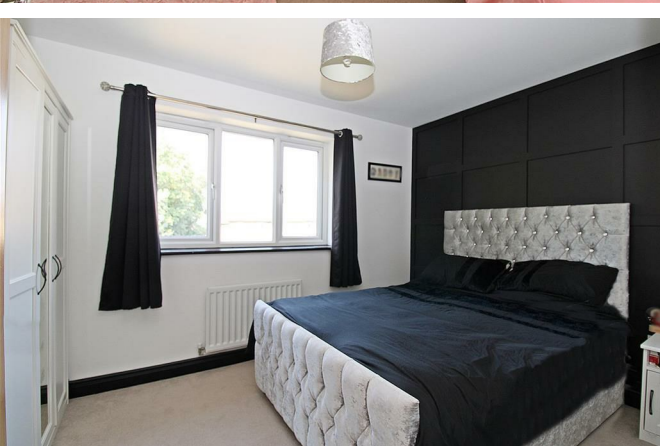
Bedroom 2 12'7" x 8'10" (3.84m x 2.69m)

Bathroom

Garden

Enclosed West facing garden with side gated access.





Agents Notes

Council Tax Band: C (£2,134.36 - 2026 / 2027)

LPG fired boiler serving radiator heating and pressurised hot water cylinder.

One LPG tank for the small development supplies each metered home.

There is an annual Estate fee (sometimes referred to as 'Green Space Management') of approximately £300.00 for the maintenance of the communal grounds, communal lighting and upkeep of the large private residents green / playfield.

About The Area

Dunton is a village approximately four miles from Biggleswade train station and 18 miles to central Cambridge. There is a village Church, Lower School rated 'outstanding' in the most recent (2010) Ofsted inspection, Memorial Hall, recreation ground / playing field plus village cider brewery and The March Hare public house.

Precise Location

what3words: sublime.spots.distorts

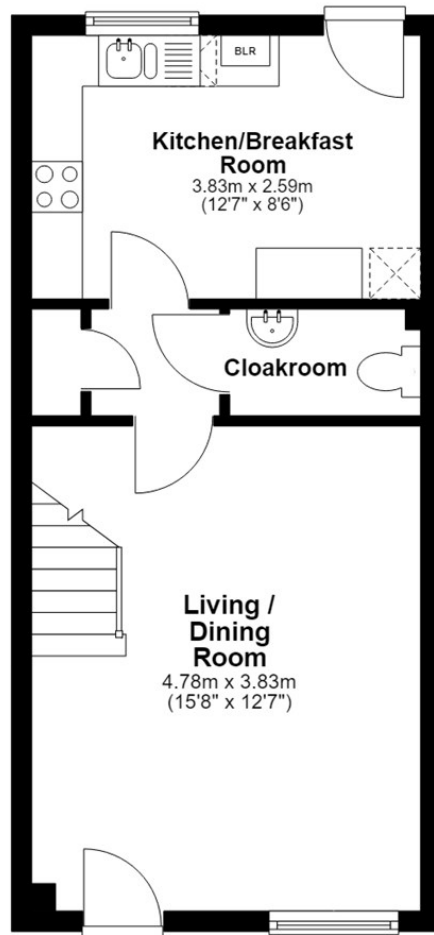
Carefully Selected Services

We may refer you to recommended providers of ancillary services such as Financial Services, Conveyancing and Surveyors. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending these services. You are not under any obligation to use the services of the recommended providers.



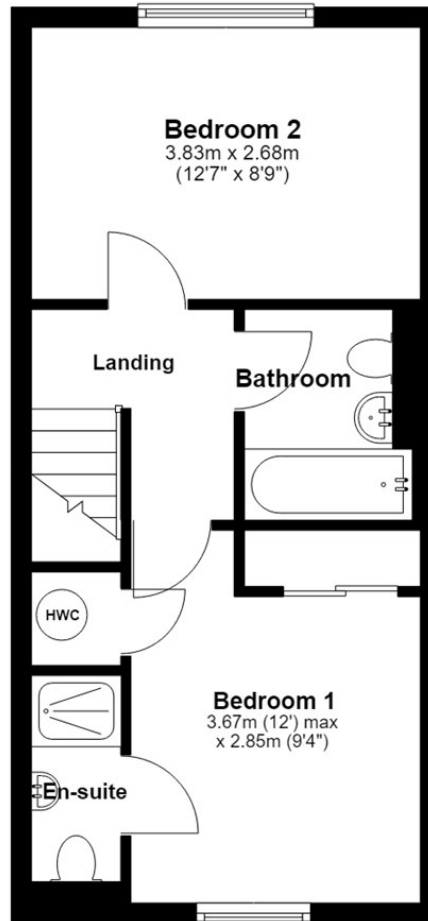
Ground Floor

Approx. 33.0 sq. metres (355.2 sq. feet)



First Floor

Approx. 33.0 sq. metres (355.2 sq. feet)



Total area: approx. 66.0 sq. metres (710.4 sq. feet)



For GPS direction please follow **SG18 8RZ**

Viewing

Please contact our Hancock's Estates Office on 01767 348 288 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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		
England & Wales		
EU Directive 2002/91/EC		