



The Street, Snailwell, CB8 7LU

**CHEFFINS**



## The Street

Snailwell,  
CB8 7LU

- Detached Character Cottage
- 2 Double Bedrooms
- Fitted Kitchen/Dining Room
- Enclosed Rear Garden
- Off-Road Parking
- NO CHAIN

A well presented charming detached period cottage standing in an idyllic setting within this well regarded village. The property is offered with NO CHAIN and accommodation includes a living room with open fire, a superb fitted kitchen/dining room, 2 double bedrooms and a family bathroom. Outside includes an established rear garden and off-road parking. Viewing Recommended.



**Guide Price £318,000**





## LOCATION

SNAILWELL is a highly regarded village 3 miles north of Newmarket with an interesting range of period properties and limited amenities including a Public House. Cambridge & Bury St Edmunds are easily accessible via the A14 lying 14 miles south west and 15 miles south east respectively.



## ENTRANCE HALL

with a composite double glazed entrance door, solid wood flooring, radiator, loft access.

## LIVING ROOM

A dual aspect room with double glazed windows to the front and side aspects, radiator, red brick open fireplace with bespoke built in storage and shelving on either side, ceiling fan, uplighters.

## BEDROOM 1

with a vaulted ceiling with exposed ceiling timbers, 2 velux style windows, 2 radiators, built-in storage.

## BEDROOM 2

A dual aspect room with double glazed windows to the front and side aspects, built-in storage with drawers and hanging space, radiator.

## REAR LOBBY

with tiled flooring, radiator and a full length double glazed door leading into the rear garden.

## KITCHEN/DINING ROOM

with a range of matching wall and base units with work surfaces over, built-in eye level Smeg double ovens, 4 ring Smeg Induction hob, sink with mixer taps, space and plumbing for appliances, large storage cupboard, radiator, tiled flooring, tiled splashbacks, double glazed window to the rear aspect.

## BATHROOM

with a low level WC, pedestal wash hand basin, side panel bath with shower over, tiled splashbacks, wood panelling, radiator, tiled flooring.

## OUTSIDE

To the rear of the property is a beautiful private garden with paved steps leading up to a raised garden which is mainly laid to lawn with mature shrub borders, fruit trees including pear and apple trees, oil tank and gated side access leads to a storage cupboard housing the oil fired boiler.

To the front of the property is an enclosed area laid to shingle with gated access, sleeper bed borders and flower bed borders.

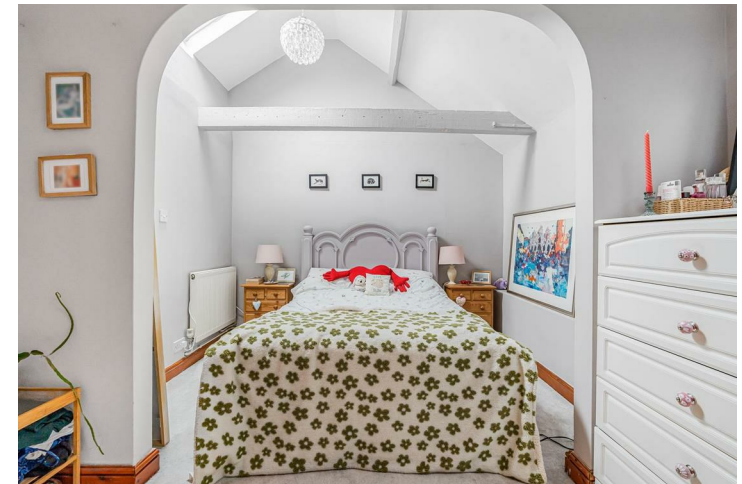
Access to 1 parking space at the rear via a track between 18 and 20 The Street.

## Sales Agents Notes

The property benefits from a right of way over the front driveway, with any necessary maintenance or repair costs shared. The neighbour also has a pedestrian access to their front garden over the driveway.

The water supply is shared with neighbouring properties, and any maintenance or repair expenses are divided accordingly. Similarly, the property shares a septic tank system, with any associated costs split equally among the connected properties.

For more information on this property, please refer to the Material Information Brochure on our website.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>79</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>51</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Guide Price £318,000

Tenure - Freehold

Council Tax Band - C

Local Authority - East Cambridgeshire

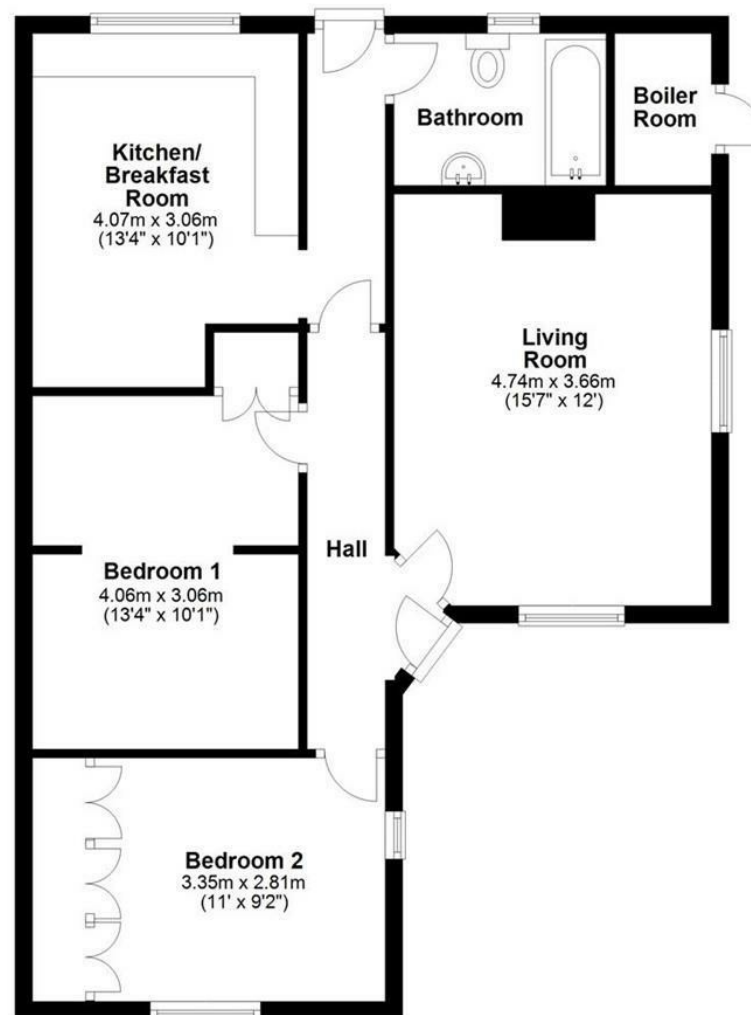
[For more information on this property please refer to the Material Information Brochure on our website.](#)

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

Black Bear Court High Street, Newmarket, CB8 9AF | 01638 663228 | [cheffins.co.uk](http://cheffins.co.uk)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

## Ground Floor



Approx. gross internal floor area 70 sqm (750 sqft)



**CHEFFINS**