

Boxworth End, Swavesey, CB24 4RA

CHEFFINS

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Swavesey,
CB24 4RA

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Guide Price £300,000

CASH BUYERS ONLY A four bedroom detached property which would benefit from sympathetic modernisation throughout extending to approximately 1713sqft. The property further benefits from off-road parking for multiple vehicles as well as a variety of outbuildings including triple garage and workshop as well as further storage barn.











LOCATION

Boxworth End enjoys a pleasant position within the highly regarded village of Swavesey, offering an excellent balance of rural charm and everyday convenience. The village provides a wide range of amenities including a popular village college, primary school, shops, pubs, and healthcare facilities. Cambridge is readily accessible, approximately 9 miles to the south-east, with excellent transport links via the guided busway, regular bus services, and easy access to the A14 and M11. Nearby Cambridge North railway station offers fast services to London, making this an ideal location for commuters.

FRONT DOOR
into:

ENTRANCE HALL
carpeted, electric storage heater, downlight, access into various rooms and stairs to first floor.

SITTING ROOM
carpeted, two electric storage heaters, upvc double glazed window overlooking front of the property, downlight, upvc double glazed window overlooking side of the property, brick built feature fireplace with timber mantelpiece and surround, tiled hearth, wall lights, access door into kitchen.

DINING ROOM
carpeted, electric storage heater, upvc double glazed window overlooking the front, downlight, shelving and storage cupboards, access door into:

KITCHEN/BREAKFAST ROOM
with a range of floor and wall units, laminate worktop, double stainless steel sink and drainer, integrated Hotpoint oven, triple aspect upvc double glazed window overlooking side of the property and two windows looking over the rear into lean-to, laminate flooring, electric storage heater, downlight. The breakfast room with laminate flooring, electric storage heater, laminate worktop, upvc double glazed window overlooking side of the property, downlight, wall lights. Door into:

UTILITY ROOM
with laminate flooring, stainless steel sink and drainer and cupboard beneath, upvc double glazed window overlooking the rear of the property, part tiled walls, downlight.

W C
with low level w.c., upvc double glazed frosted window overlooking side of the property, downlight.

WALK-IN PANTRY
with upvc double glazed window overlooking rear of the property, downlight, storage cupboard containing hot water tank.

LEAN-TO
with laminate flooring, range of floor units with laminate worktop, upvc double glazed windows overlooking the side and rear of the property, upvc double glazed door out onto rear garden, wall light and outside tap.

ON THE FIRST FLOOR

LANDING
dual aspect upvc double glazed windows overlooking both the front and rear of the property, electric storage heater, downlights, access into loft, airing cupboard with shelving and access into various rooms.

PRINCIPAL BEDROOM
dual aspect upvc double glazed windows overlooking front and side of the property, carpeted, two electric storage heaters, built-in cupboard with shelving and housing fuse box, downlight.

BEDROOM 2
carpeted, dual aspect upvc double glazed windows overlooking both the front and side of the property, downlight, electric storage heater.

BEDROOM 3
carpeted, dual aspect upvc double glazed windows overlooking rear and side of the property, electric storage heater, downlight.

BEDROOM 4
carpeted, downlight, upvc double glazed window overlooking side of the property.

SHOWER ROOM
with upvc double glazed window overlooking side of the property and upvc double glazed frosted window overlooking rear, low level w.c., wash hand basin with laminate flooring, part tiled walls, downlight, electric heater, tiled walk-in shower.

BATHROOM
with laminate tile effect flooring, three piece suite comprising tiled walk-in shower, low level w.c., wash hand basin, upvc double glazed window overlooking side of the property, upvc double glazed frosted window overlooking the rear, electric heater, downlight, part tiled walls.

OUTSIDE
The property is approached via pathway leading to upvc front door.

Rear garden with double timber gates leading to off-road parking area. The rear garden is predominantly concrete and partially laid to lawn with borders containing a variety of hedging and bushes, another outside water tap. The garden is fully enclosed via timber fencing and side gate leading out to the side of the property. TRIPLE GARAGE with sliding doors, concrete base, electricity, timber framed which leads in turn to a door into a WORKSHOP with a variety of timber benches, shelving, electricity and lighting. Further storage barn timber framed with concrete flooring, two entrance doors, electricity.

AGENTS NOTE
The property is freehold but is registered with Possessory Title rather than Absolute Title due to lost historical deeds prior to registration and the seller is willing to provide a standard possessory title indemnity policy in respect of this.. As a result, the property may not be suitable for mortgage lending and is therefore being marketed to cash purchasers only. Interested parties should seek advice from their solicitor regarding the implications of a possessory title and any additional enquiries or indemnity insurance that may be required during the conveyancing process.







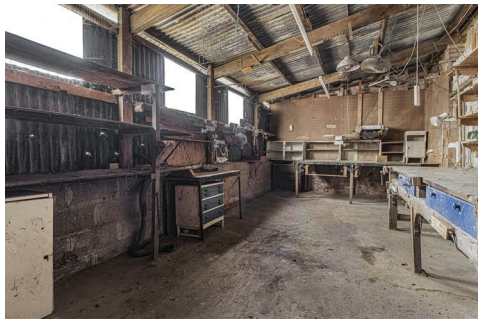


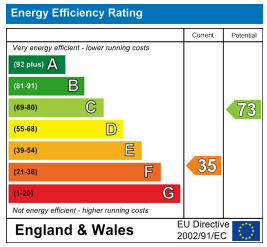










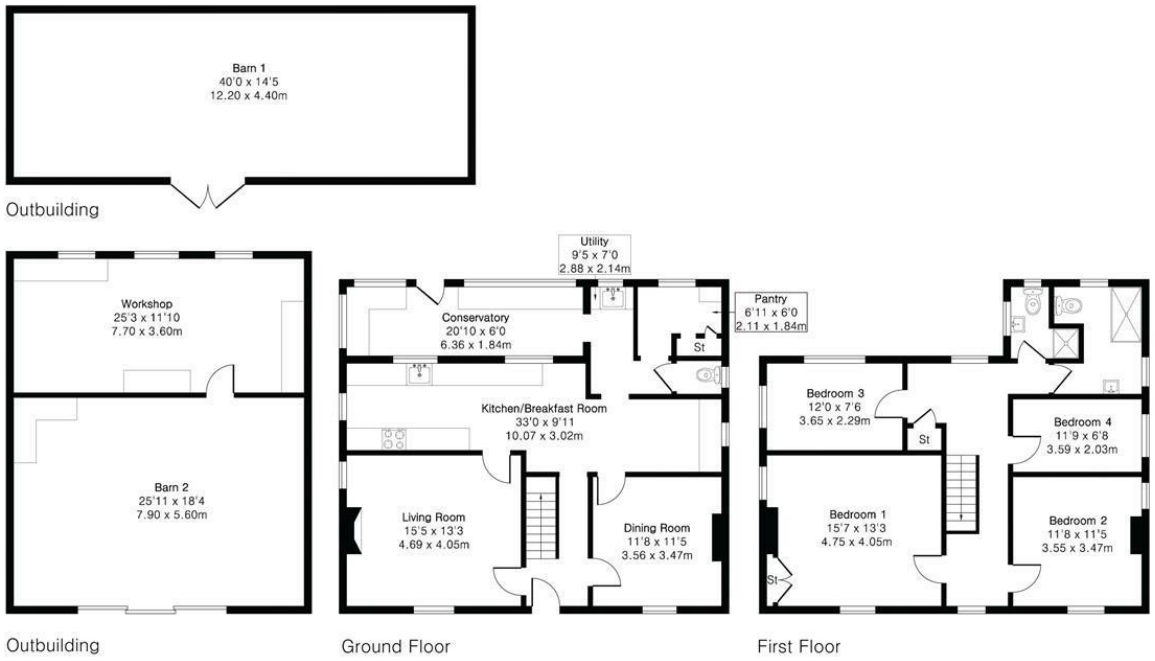


Guide Price £300,000
Tenure - Freehold
Council Tax Band - F
Local Authority - South Cambridgeshire District Council

Approximate Gross Internal Area 1713 sq ft - 159 sq m
(Excluding Outbuilding)

Ground Floor Area 929 sq ft – 86 sq m
First Floor Area 784 sq ft – 73 sq m
Outbuilding Area 1361 sq ft – 126 sq m

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PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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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.

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