

High Street, Swaffham Bulbeck, Cambridge, CB25 0LX

CHEFFINS

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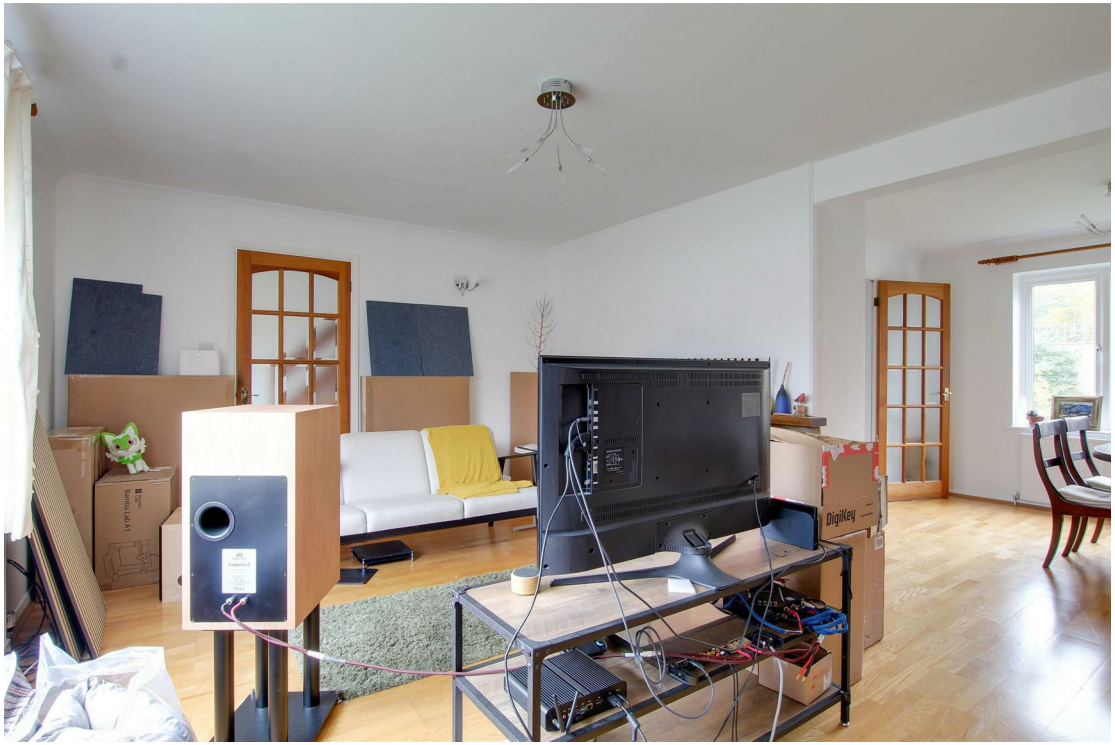
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£1,550 PCM

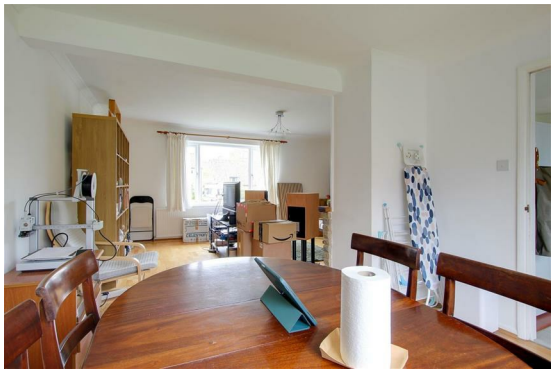


- Available from 11/01/2027
- Unfurnished
- EPC: D
- Council Tax Band: C
- Oil Fired Central Heating
- Front & Rear Gardens
- Off Street Parking & Garage

A well presented 3 bedroom semi detached house located in the heart of this popular and well served village and occupying an elevated position set back from the road. The well proportioned accommodation comprises entrance hall, kitchen, sitting room open to dining room, cloakroom, 2 double bedrooms, 1 single bedroom and shower room. Front and rear gardens, off street parking and single garage. We regret no sharers. Unfurnished. Available from 11/01/2027. EPC: D and Council Tax Band: C.









LOCATION

Swaffham Bulbeck is an attractive village positioned between Cambridge and Newmarket and offers several local amenities, including a village pub, convenience store, church, and primary school. Its location also provides convenient access to the A14, as well as the Science and Business Parks on the northern edge of Cambridge.

ENTRANCE HALL
stairs rising to first floor with work top and base units below and doors to cloakroom, kitchen and sitting room off.

CLOAKROOM
wc, wash basin with vanity unit below, wall mirror and window to front aspect.

KITCHEN
base and wall units, work tops, 1.5 bowl sink with window to rear aspect above, integrated oven and electric hob with extractor hood above, space for an undercounter fridge, space for a fridge freezer, space and plumbing for a washing machine, side door to rear garden and door to:

DINING ROOM
window to rear aspect and open to:

SITTING ROOM
feature fireplace (not in use) and window to front aspect.

STAIRS/LANDING
window to side aspect and doors to bedrooms and shower room off.

BEDROOM 1
fitted double wardrobes and dressing table and window to front aspect. New carpet to be fitted.

BEDROOM 2
built in double wardrobe and window to rear aspect. New carpet to be fitted.

BEDROOM 3
window to front aspect. New carpet to be fitted.

SHOWER ROOM
large walk-in shower, wc and wash basin with vanity unit below, wall mirror, heated towel rail and window to rear aspect.

OUTSIDE
open front garden principally laid to lawn with flower borders, brick paved driveway providing off street parking and access to a single garage and paths to front entrance door and side gate to enclosed rear garden. Rear garden principally laid to lawn with patio, flower borders and shed. Single garage with automated up and over door and pedestrian door to the rear and lockable store.

LETTING AGENT NOTES
For more information on this property please refer to the Material Information brochure on our Website.

Holding Deposit - £357
Deposit - £1788





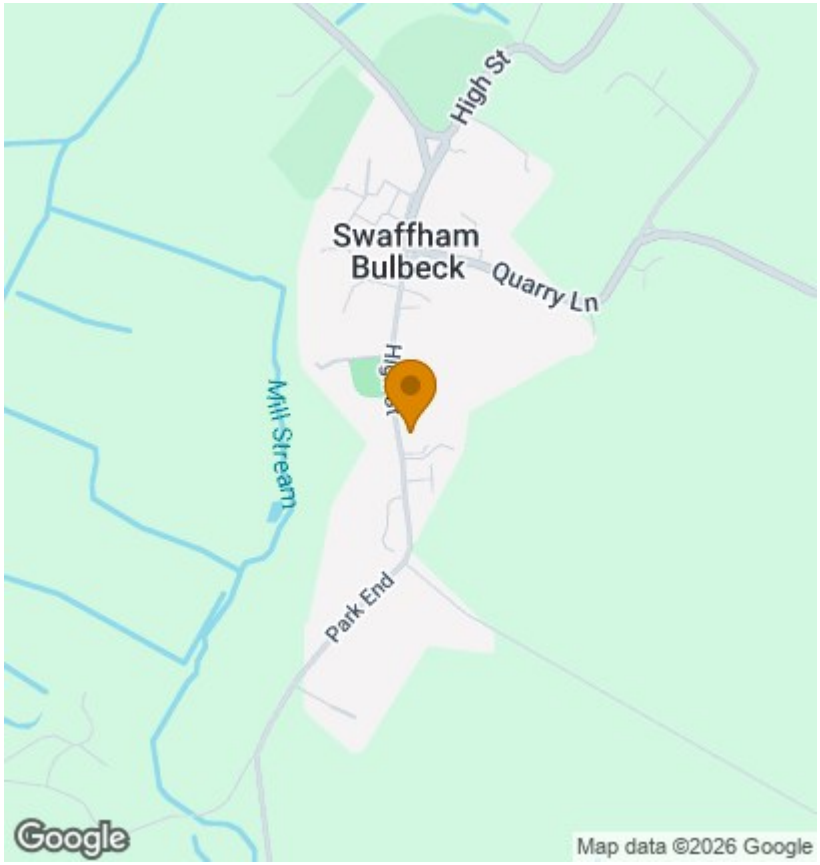


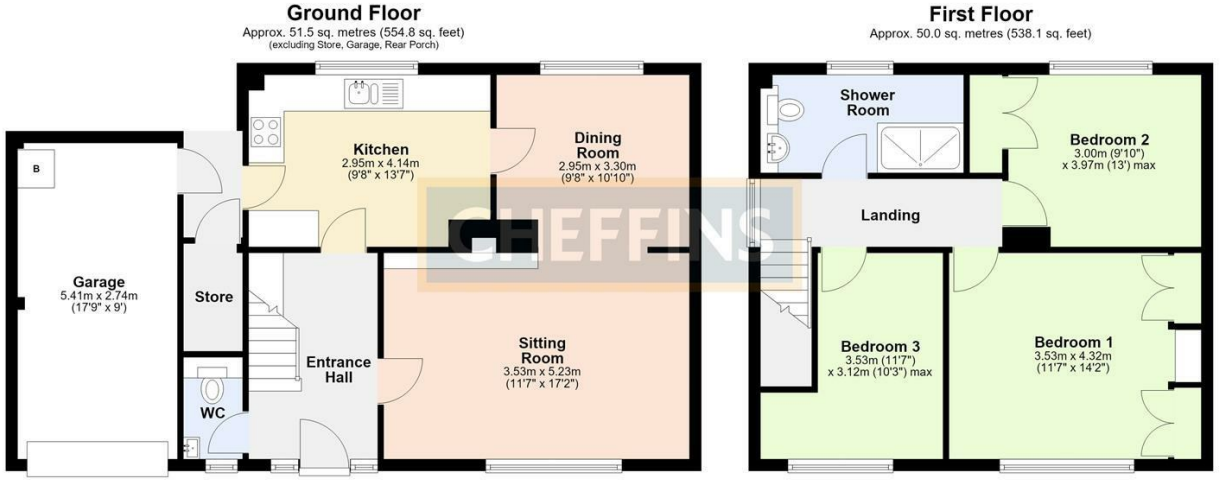


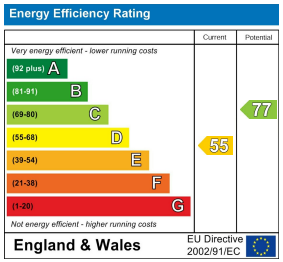












Total area: approx. 101.5 sq. metres (1092.9 sq. feet)

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

Clifton House, 1-2 Clifton Road, Cambridge, Cambridgeshire, CB1 7EA | 01223 271916 | cheffins.co.uk

CHEFFINS

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.