



Commercial End, Swaffham Bulbeck, Cambridgeshire

Pocock + Shaw

32 Commercial End
Swaffham Bulbeck
Cambridgeshire
CB25 0NE

A 1-2 bedroom period terraced cottage offering tremendous potential for updating and improvement and situated in a highly sought after village location. The property is offered with no chain and benefits from a large living room with an inglenook fireplace and woodburning stove, a separate dining room and a ground floor bathroom. Features include a generous main bedroom and a second bedroom/landing, oil fired central heating and a delightful established rear garden.

Guide Price £225,000



Location Swaffham Bulbeck is a popular village located approximately 7 miles east of Cambridge City and 6 miles south west of Newmarket Town. The village is well located for access to the M11, A11 and A14 and has a range of local amenities including post office/village store, a pub, primary school, sports and recreational facilities and is located within the catchment area for the highly regarded Bottisham Village College.

Accommodation

Living room with a part glazed entrance door. inglenook fireplace with brick hearth and surround, wood burning stove.

Stairwell with stairs leading to the first floor.

Bathroom with a bath, hand basin and low level WC.

Dining room with fireplace recess with the oil fired boiler.

Kitchen with a range of fitted base and wall mounted units, sink with drainer, glazed door leading to the garden.

First floor Landing/ Bedroom 2 with sloping ceilings, access to the roof space.

Bedroom 1 with sloping ceilings, built in cupboard.

Outside The property is situated Commercial End, an attractive and sought after position within the village with a front garden with established shrubs.

At the rear of the cottage is an attractive and generous size garden with a lawn, established shrubs and mature trees and a brick lean-to with an outside toilet.

AGENT'S NOTE The property is believed to be of Clay bat construction. This may not be considered appropriate construction by some mortgage lenders and prospective buyers are advised to consult a mortgage broker or advisor prior to a viewing.

Tenure The property is freehold.

Services Mains water, drainage and electricity are connected.

The property is in a conservation area and is in a low flood risk area.

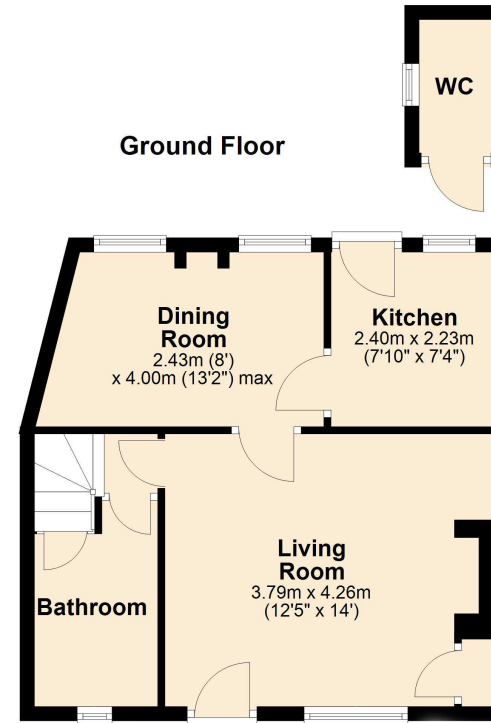
The property does not have a registered title. Internet connection, basic: 5Mbps, Superfast 40Mbps, Ultrafast: 1000Mbps.

Mobile phone coverage by the four major carriers available. EPC: TBC

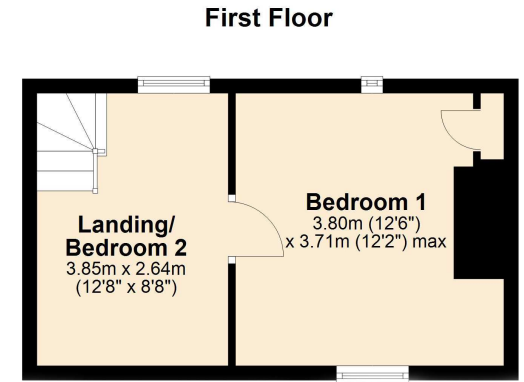
Council Tax C East Cambridgeshire District Council

Viewing By Arrangement with Pocock + Shaw PBS





Total area: approx. 64.8 sq. metres (697.7 sq. feet)



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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