



High Street, Swaffham Bulbeck, Cambridgeshire

Pocock + Shaw

107 High Street
Swaffham Bulbeck
Cambridgeshire
CB25 0LX

A sympathetically extended 3 bedroom staggered terraced property standing in an elevated position in a highly sought-after location close to the village church. The property is well presented throughout with a large open plan fitted kitchen/breakfast room, a generous living room and a separate dining room. Features include 3 bedrooms and a bathroom on the first floor, a large attic space accessed via a fixed staircase, an established private rear garden and a garage and parking to the rear.

Guide Price £350,000



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

Entrance hall with a part glazed entrance door, stairs leading to the first floor, built in cupboard, wood effect flooring.

Living room with a fireplace with tiled hearth and surround, wood effect flooring, opening leading to the dining area.

Dining room with wood effect flooring.

Kitchen/breakfast room with a range of fitted base and wall mounted units, integrated oven and grill with 4 ring induction hob and extractor hood over, tiled flooring, pair of French doors leading to the rear garden, Velux window.

First floor

Landing with a door leading to the stairs to the attic space.

Bedroom 1 with a built in wardrobe.

Bedroom 2 with a built in wardrobe.

Bedroom 3

Bathroom with a bath and hand basin with storage under, tiled floor and part tiled walls.

Separate cloakroom with a low level WC.

Outside The property forms part of terrace of homes standing in a an elevated position in a sought-after location close to the village church. The open plan front garden is laid to lawn with shrubs and a pathway leading to the front door.

At the rear of the property is an enclosed garden laid to lawn with a wealth of established trees and shrubs and a paved patio area. A pedestrian rear gate leads to a communal parking area shared with the adjoining homes and a single garage forming part of a block of 5 garages. Access to the garages and parking area is via a shared unmade road to left hand side of the terrace of houses.

Services and tenure

The property is freehold.

Services Mains water, drainage and electricity are connected.

The property is not in conservation area. The property is in a low flood risk area.

The property has a registered title.

Internet connection, basic: 7Mbps, Superfast 80Mbps
Ultrafast: 1000Mbps.

Mobile phone coverage by Vodafone and O2 carriers available. EPC: D

Council Tax C East Cambridgeshire District Council

Viewing By Arrangement with Pocock + Shaw PBS

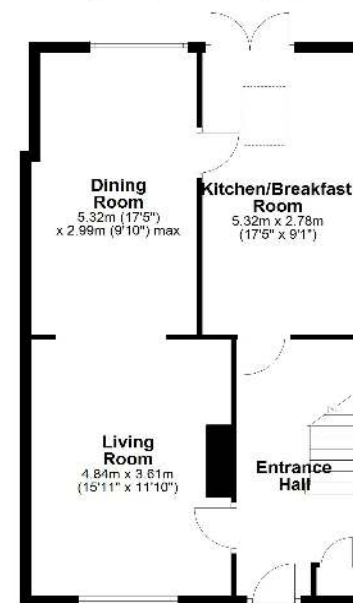




Total area: approx. 132.1 sq. metres
(1422.0 sq. feet)

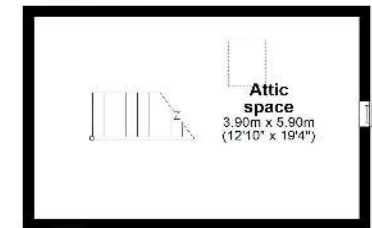
Ground Floor

Approx. 61.0 sq. metres (656.6 sq. feet)



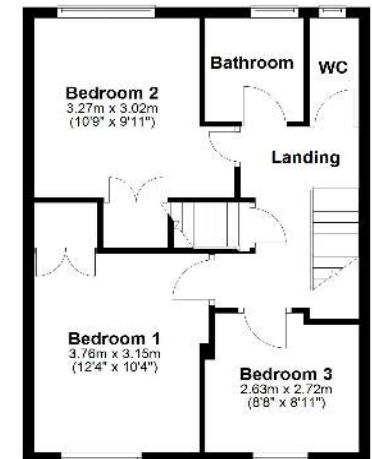
Second Floor

Approx. 23.0 sq. metres (247.7 sq. feet)



First Floor

Approx. 48.1 sq. metres (517.7 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

2 Wellington Street, Newmarket, Suffolk, CB8 0HT

01638 668284 newmarket@pocock.co.uk www.pocock.co.uk

