

**ENTRANCE HALLWAY** Double glazed external door, inset spotlights, airing cupboard housing Megaflo system, plumbing and space for washing machine.

**BATHROOM** Double glazed window to front aspect, inset spotlights. Three piece suite comprising low level WC, pedestal wash basin, panel enclosed bath with wall mounted chrome shower above, heated towel rail, shaver point and extractor fan, tiled walls and tiled floor.

**BEDROOM TWO** 13' 2" x 11' 7" (4.01m x 3.53m) Double glazed window to side and front aspect, double radiator, range of fitted wardrobes with sliding doors, shelving and hanging.

**OPEN PLAN LIVING/DINING/STUDY** 18' 8" x 9' 8" max (5.69m x 2.95m) Double glazed window to side aspect, double glazed French doors to rear garden. Double radiator and single radiator, inset spotlights, built in storage cupboard. Amtico flooring.

**KITCHEN AREA** 11' 11" x 7' 8" (3.63m x 2.34m) Double glazed door to rear garden and window to rear aspect. Range of matching base and wall mounted units in high gloss finish with worksurfaces over and inset stainless steel sink unit mixer tap and tiled splash backs, integrated fridge/freezer, dishwasher and double oven with hob and extractor fan over. Inset spotlights and Amtico flooring.

**BEDROOM ONE** 13' 7" narrowing to 9'2" x 9' 1" (4.14m x 2.77m) Double glazed window to side aspect, inset spotlights, radiator, loft access, door to en-suite.

**EN-SUITE** Double glazed window to side aspect, inset WC, wash basin and double tiled shower cubicle with chrome shower fitting, inset spotlights, heated towel rail, tiled walls.

**OUTSIDE AND PARKING** The rear garden is laid to decking for low maintenance, enclosed by fencing and includes a timber shed, outside tap and gated access which leads to the rear parking area, with one space allocated plus additional visitors spaces.



**LOCATION** Swavesey itself has a diverse community with many families opting for its location, due to the successful Primary School and Outstanding Ofsted rated Village College.

There is a convenience store with Post Office and a thatched village shop situated in an historic market square, as well as various churches, a coffee shop and a public house serving a wide range of real ales.

On the green sits an attractive pavilion, used by the community.

Swavesey is also fortunate to have the wonderful RSPB nature reserve with miles of walks along the river and leading to Fen Drayton lakes.

With the completion of expansion to the A14, residents now benefit from better flowing traffic and additional local byroads. The stop for the guided bus is located close to the nature reserve, parallel to the track is a cycle path which is popular for runners and walkers.

**AGENTS NOTE** The property is leasehold with 150 year lease as of 1983. The ground rent and maintenance is £720 per year.



## Ground Floor



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23 Church Street Willingham CB24 5HS  
Telephone: 01954 260940  
Email: [jeremy.t@hockeys.co.uk](mailto:jeremy.t@hockeys.co.uk)

[www.hockeys.co.uk](http://www.hockeys.co.uk)

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ESTABLISHED 1885





64 High Street, Swavesey,  
Cambridge, CB24 4QU

Guide Price £260,000 Leasehold

Situated in the heart of this most requested village, is this spacious and particularly well presented, two bedroom self contained flat.

The property has been extended and modernised in recent years and offers well planned accommodation, which includes a beautifully fitted modern kitchen with integrated appliances, this is open plan to a living/dining/study area.

Two generous double bedrooms, one being en suite and a modern second bathroom complete this versatile home.

The pretty, low maintenance south/west facing garden is a perfect space for outdoor entertaining and provides access to the parking at the rear of the property.



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