

LOUNGE/DINER 17' 3" x 12' 7" narrowing to 9'10" (5.26m x 3.84m) Sash window to front aspect with secondary double glazing, double radiator, built in corner cupboard with shelving above, fireplace with inset log burner, opening through to dining area, double radiator, stairs rising to first floor, under stairs storage cupboard.



KITCHEN 11' 8" x 7' 9" (3.56m x 2.36m) Double glazed window to rear aspect, door to garden, range of modern matching base and wall mounted units with work surfaces, sink unit, integrated dishwasher, space and plumbing for washing machine, built in double oven, gas hob, extractor canopy above, housed wall mounted gas combination boiler, additional storage cupboards with shelving, space for fridge/freezer, tiled floor.



FIRST FLOOR LANDING Doors to bedroom two, bathroom and stairs to second floor.

BEDROOM TWO 12' 8" x 8' 10" (3.86m x 2.69m) Sash window to front aspect, double radiator, exposed wood flooring.

BATHROOM Obscured double glazed window to rear aspect, re-fitted suite comprising panel enclosed bath with mixer tap above, low level w.c, pedestal wash hand basin, corner shower cubicle with inset shower, tiled walls, tiled floor, heated towel rail.



SECOND FLOOR

BEDROOM ONE 12' 6" max x 10' 1" (3.81m x 3.07m) Double glazed sky light, loft access, eaves storage cupboard, exposed wood flooring, double radiator.

OUTSIDE There is a small courtyard garden with a lawned area, timber log store, gated pedestrian access. There is on road parking adjacent to the property.

LOCATION Swavesey is located approximately 9 miles (14.48 kilometres) north-west of Cambridge and 9.1 miles (14.65 kilometres) south-east of Huntingdon, at junction 24 on the A14.

VILLAGE INFORMATION Swavesey has a diverse community with many families opting for the location, due to a successful preschool, primary school and village college rated outstanding by Ofsted.



With the expansion of the A14 now complete, the expectation is that the residents will see better flowing traffic and will benefit from the use of the 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.



On the green sits an attractive pavilion used by the community, as well as a children's play area. Swavesey is also fortunate to neighbour the RSPB nature reserve with miles of walks along the river that leads on to Fen Drayton lakes where many types of wildlife can be found.

FACILITIES There is a convenience store with post office and a thatched village shop situated in the historic market square, which plays host to a number of events such as farmer markets, carol singing and barrel rolling at the well attended May Bank Holiday celebrations.

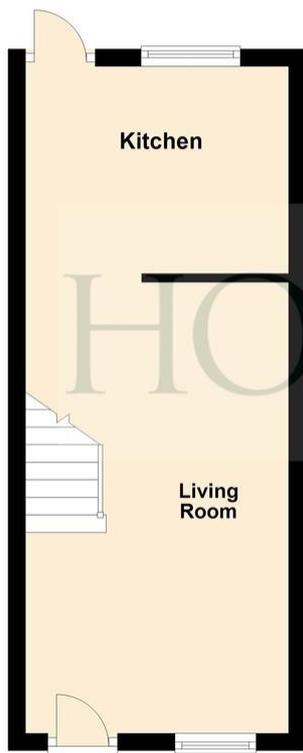


The local pub, The White Horse, often puts on live local music, has a great atmosphere with traditional food available and a wide range of real ales.

Other facilities include various churches, a popular coffee shop, swimming lessons that take place at the windmill which is also a perfect wedding venue with a lake and marquee.



Ground Floor



First Floor



Second Floor



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19 High Street, Swavesey, Cambridge,
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Guide Price £240,000 Freehold

A character two bedroom period cottage with accommodation over three floors, ideally placed just a short stroll from the guided busway and excellent facilities on offer within this highly regarded village. Comprises open plan lounge/diner with refitted kitchen, refitted four piece bathroom suite with a top floor master bedroom.



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