

ENTRANCE HALL Stairs to first floor, coat hooks, tiled flooring.

LIVING ROOM 10' 10" x 9' 11" (3.3m x 3.02m) Sash window to front, cast iron fireplace, radiator, LED spotlights with switches providing 50% or 100% on option, tiled flooring.

KITCHEN 11' 2" x 9' 9" (3.4m x 2.97m) Double glazed window and part double glazed door to rear garden. Fitted range of high and low level cupboard units with solid oak doors and granite worktop. New integrated Smeg fridge (2020), integrated Neff dishwasher. Larder, cupboards with plumbing for washing machine and radiator. Oven with four ring gas hob, splashback tiling, inset spotlights. Stainless steel sink with mixer tap. New boiler installed November 2019. Tiled flooring.

BEDROOM ONE 11' 5" x 9' 11" (3.48m x 3.02m) Sash window to front, inset spotlights, radiator, fitted triple wardrobe, loft access and a further built in wardrobe.

BEDROOM TWO 5' 11" x 9' 4" (1.8m x 2.84m) Window to rear garden, radiator.

BATHROOM 5' 10" x 6' 3" (1.78m x 1.91m) Window to rear garden, refitted with low level WC, pedestal wash hand basin, corner shower cubicle, fully tiled walls, extractor fan, shaving point, heated towel rail.

GARDENS AND PARKING The rear garden is mostly laid to slate shingles with a large decked area, timber garden shed, and an outside light. There is an off road parking space to the rear with further on street parking available to the front.

LOCATION AND FACILITIES 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 expansion of the A14 completed

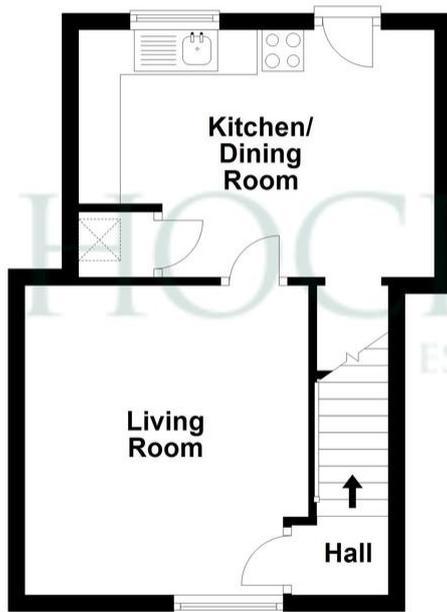


in the summer of 2020, the expectation is that the residents will see better flowing traffic and will benefit from the use of the additional local byroads. The stop for the guided bus is located close to the nature reserve, parallel to the track is a cycle path which is popular for runners and walkers.



Ground Floor

Approx. 29.4 sq. metres (316.4 sq. feet)



First Floor

Approx. 26.5 sq. metres (284.9 sq. feet)



Total area: approx. 55.9 sq. metres (601.2 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

IMPORTANT: Hockeys (Willingham) Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Hockeys (Willingham) Ltd has any authority to make or give any representation or warranty in relation to this property .

23 Church Street Willingham CB24 5HS
Telephone: 01954 260940
Email: jeremy.t@hockeys.co.uk

www.hockeys.co.uk

HOCKEYS
ESTABLISHED 1885





22a High Street, Swavesey, Cambridge,
CB24 4QU

£252,500 Freehold

A beautiful Victorian terrace located in the centre of the village. The accommodation has been fully updated and includes a lounge with cast iron fireplace, a refitted kitchen/diner with granite worktop and integrated appliances, refitted first-floor shower room, and solid oak doors throughout. Outside there is a private rear garden with an off road parking space to the rear.



HOCKEYS
ESTABLISHED 1885

