

**ENTRANCE HALL** Communal entrance hall with stairwell.

Entrance hall to the property with doors off, wood panelling to walls.

**LIVING ROOM** 14' 0" x 12' 5" (4.27m x 3.78m) Two double glazed windows to side, original cast iron fireplace with Victorian tiled surround, double radiator.



**KITCHEN/DINING ROOM** 11' 4" x 9' 6" (3.45m x 2.9m) Three double glazed windows to front and side. Range of fully fitted wall and base units with drawers under rolled edge worktop surface over and tiled splashback, stainless steel sink and mixer tap, space for fridge and freezer, space and plumbing for washing machine, space for cooker inset to chimney breast, double radiator and breakfast bar.

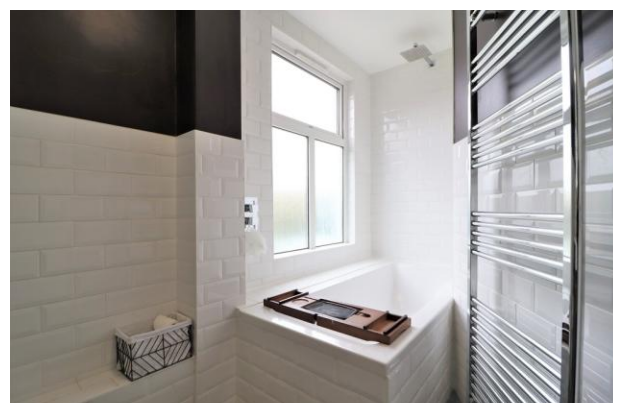
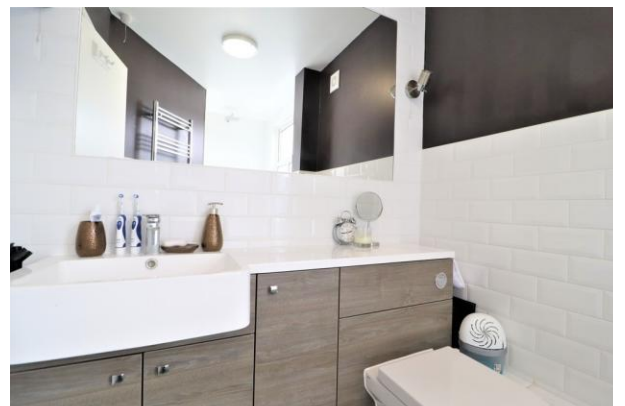
**BEDROOM ONE** 13' 10" x 12' 5" (4.22m x 3.78m) Double glazed window to side, double radiator, original cast iron fireplace with tiled hearth.



**BATHROOM** Obscured double glazed window to front, WC, hand basin inset to vanity unit with tiled splashback, inset bath with chrome shower fitting, mirror, chrome heated towel rail, extractor fan.

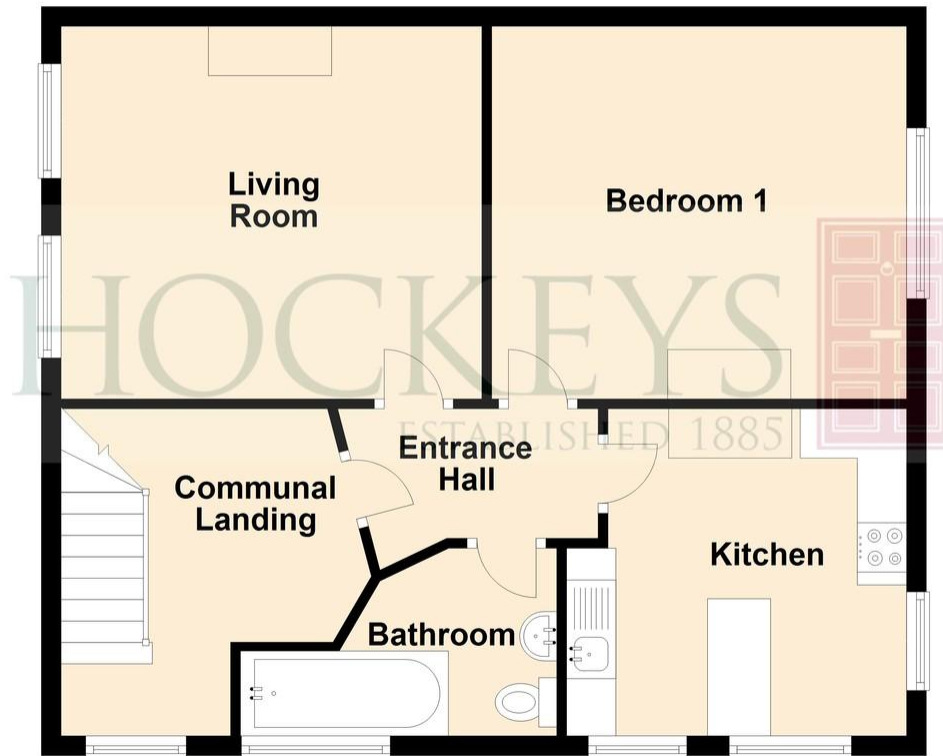
**OUTSIDE AREAS** To the front of the property is a parking bay, there is also a bin store to the side.

**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. Now the expansion of the A14 is completed, this provides local roads and better flowing traffic. 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



**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](mailto:jeremy.t@hockeys.co.uk)

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

**HOCKEYS**  
ESTABLISHED 1885







Flat 2, 56 Middle Watch, Swavesey,  
Cambridge, CB24 4RN

**£165,000 Share of Freehold**

Dating back to 1886, this mid Victorian period home has been divided into three self contained apartments. Occupying the middle floor of the building, this one bedroom home offers a light and spacious space with high ceilings, picture rails and windows to three elevations. The kitchen/breakfast room incorporates a breakfast bar and the dual aspect windows provide an elevated view towards the village. The living room with two south/west facing windows also features a period fireplace and allows space for both a home workstation and space for a dining table. The generous master bedroom can accommodate a king size bed, together with a number of items of furniture and also features a cast iron fireplace. The bathroom was refitted in 2020 and comprises a modern suite with built in storage and a bath, with full height shower. To the front is parking bay and a bin storage area along side the property.



**HOCKEYS**  
ESTABLISHED 1885

