

**ENTRANCE HALL** With loft access, doors off and walk in cupboard with shelving, hanging and wall mounted boiler.

**LOUNGE/DINER** 16' 1" x 10' 4" (4.9m x 3.15m) Double glazed window to front, gas fire, tiled hearth, radiator.

**KITCHEN/BREAKFAST ROOM** 12' 0" x 7' 5" (3.66m x 2.26m) Double glazed window and door to garden. Range of fully fitted wall and base units with drawers under rolled edge worktop surface over and tiled splashback. Stainless steel sink unit and mixer tap, plumbing and space for washing machine, dishwasher, fridge/freezer and cooker, radiator.



**BEDROOM ONE** 12' 10" x 8' 7" (3.91m x 2.62m) Double glazed window to front, double built in wardrobe with shelving and hanging, radiator.



**BEDROOM TWO** 8' 10" x 8' 0" (2.69m x 2.44m) Double glazed window to rear, radiator.

**BATHROOM** Obscured double glazed window to rear, WC, hand basin, disabled bath with shower, fully tiled walls, extractor fan, chrome heated towel rail, airing cupboard with shelving.

**PARKING AND GARDENS** To the front of the property is a gravelled garden with fencing to the boundary. The rear garden is enclosed by fencing, paved for low maintenance with a gated rear access leading to a parking area. Brick built garden store with power and light connected and a ramp with rails leading to the rear of the property.



**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 completion of expansion to the A14, residents now benefit from better flowing traffic and

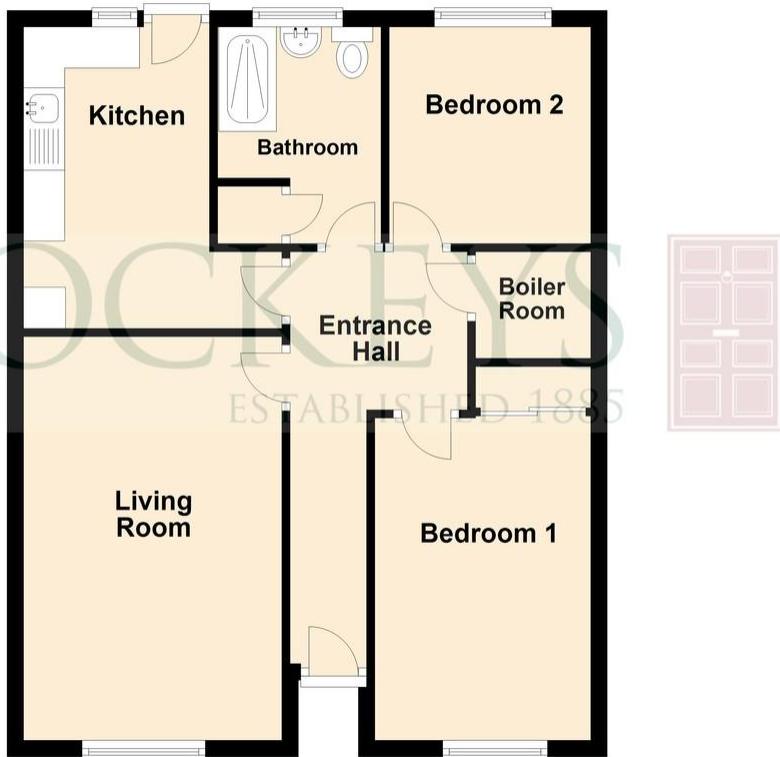


additional local byroads. The stop for the guided bus is located close to the nature reserve, parallel to the track is a cycle path which is popular for runners and walkers.

**AGENTS NOTE** The associated charges per quarter are currently- Service charge; £119.35. Buildings insurance £4.79. Ground rent £6.50.



### 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.

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**HOCKEYS**  
ESTABLISHED 1885



43 Thistle Green, Swavesey, Cambridge,  
CB24 4SA

**£187,500 Leasehold**

A well presented, two bedroom end of terrace retirement bungalow, the property is sold with a 75% share with the remaining 25% retained by the council. Situated in the heart of this most requested village, the property forms part of a over 55's retirement development in easy reach of the villages shops and guided bus to Cambridge and St Ives. With both a modern kitchen and refitted wet room, the property is in good decorative order and includes a low maintenance, landscaped garden.

