



Moat Way, Swavesey, CB24 4GQ
£275,000 Freehold

HOCKEYS
ESTABLISHED 1885



SUMMARY

Situated within a sought-after modern development, this well presented two bedroom semi-detached house will make an ideal FTB or investment, equally as a downsize from a larger property. A short walk to the excellent schools, pub, coffee shop and guided busway into Cambridge.

INTERIOR

The light and spacious entrance hall leads to the modern kitchen with built in appliances. Decorated in a neutral colour scheme, the pleasant living room with a large under stair cupboard and French doors which lead to the conservatory, which is currently used as a dining/home office. On the first floor are two bedrooms, the master is a generous double with built in wardrobes and the second allows for a queen bed plus desk. There is also a modern bathroom and spacious airing cupboard located on the landing.

EXTERIOR

To the front of the property is a landscaped garden with box hedging and a block paved driveway, providing off-road parking. A gated access to the side leads to the walled, corner plot garden which has recently been professionally landscaped to include an attractive patio and artificial turf, for low maintenance.



KEY FEATURES

- Easy Access to Cambridge
- On Guided Busway
- Outstanding VC
- Semi Detached House
- Modern Kitchen
- Conservatory
- Light, Neutral Decor
- Corner Plot
- Close to Nature Reserve
- Low Maintenance Garden





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.



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Total area: approx. 64.9 sq. metres (698.9 sq. feet)
122 Moat Way, Swavesey

ADDITIONAL INFORMATION

Local Authority
 South Cambs District Council

Council Tax Band
 B

Services
 Mains gas, electric and water

Transport Links
 A14, M11 and A1
 Guided Bus Stop Longstanton
 Nearest Train Stations Huntingdon 10 Miles,
 Cambridge North 10 Miles

Energy Rating
 Energy Efficiency Rating D

Tenure & Possession
 Freehold

Vendors Position
 Onward chain

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		

Illustration for identification purposes only; all rooms have been measured with electronic laser and are approximate measurements only and not to scale. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Hockey's Estate Agents for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.