

ENTRANCE HALL UPVC double glazed entrance door, stairs leading to first floor and doors leading to reception rooms, double radiator, under stairs storage cupboard.

LIVING ROOM 12' 10" x 11' 8" (3.91m x 3.56m) UPVC double glazed window to front, radiator.

KITCHEN/BREAKFAST ROOM 13' 1" x 9' 11" (3.99m x 3.02m) UPVC double glazed window to rear, range of fully fitted wall and base units with drawers under and rolled edge worktop surfaces over with tiled splashbacks, stainless steel sink unit with mixer tap, plumbing for washing machine and dishwasher, space for cooker, newly installed wall mounted combi boiler.

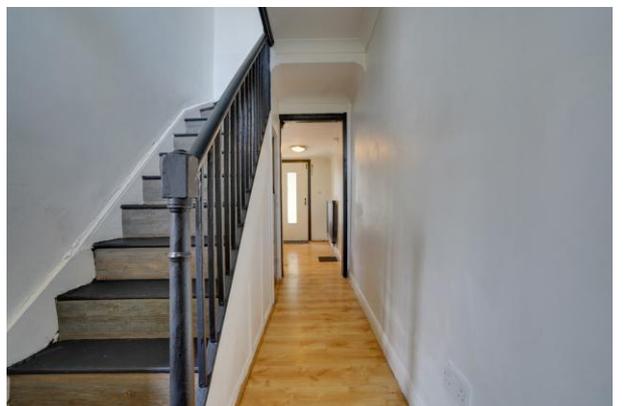
GROUND FLOOR SHOWER ROOM WC, hand basin, tiled shower cubicle with electric shower, extractor fan, door to rear courtyard.

FIRST FLOOR GALLERIED LANDING UPVC double glazed window to front, radiator, doors to bedrooms one and two.

BEDROOM ONE 14' 0" x 11' 11" (4.27m x 3.63m) UPVC double glazed window to front, radiator.

BEDROOM TWO 17' 8" x 9' 9" (5.38m x 2.97m) UPVC double glazed window to rear, double radiator.

REAR OF PROPERTY Small courtyard/bin store which is enclosed by fencing and has a gated access.



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.

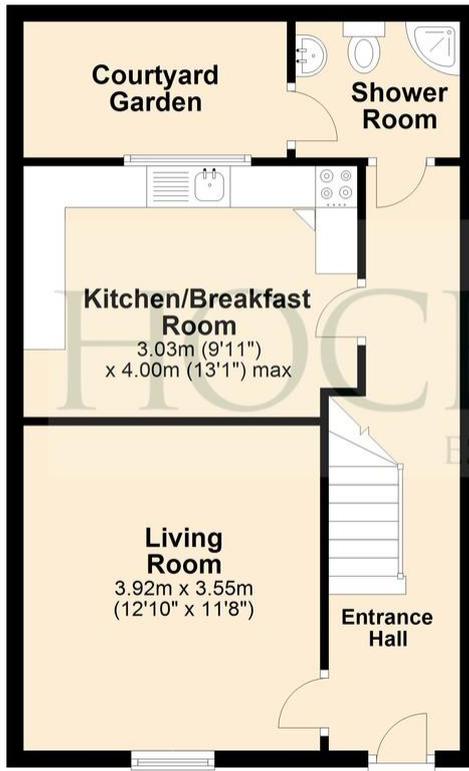
There is a convenience store with Post Office and a thatched village shop situated in an historic market square, as well as various churches, a coffee shop and a public house serving a wide range of real ales. On the green sits an attractive pavilion, used by the community.

Swavesey is also fortunate to have the wonderful RSPB nature reserve with miles of walks along the river and leading to Fen Drayton lakes.

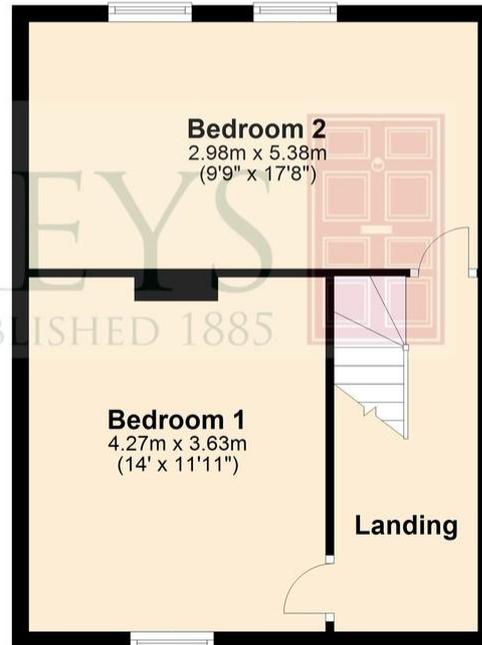
With the completion of expansion to the A14, residents now benefit from better flowing traffic and additional local byroads. The stop for the guided bus is located close to the nature reserve, parallel to the track is a cycle path which is popular for runners and walkers.



Ground Floor



First Floor



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80B Middle Watch, Swavesey,
Cambridge, CB24 4RW

£200,000 Freehold

Situated within walking distance of the many amenities offered in the sought-after village.

The property offers excellent value for money and benefits from having a generous sitting room, kitchen diner at the rear and two large double bedrooms.

The property also includes a small paved courtyard/bin store and on street parking.



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