



Vermuyden Way, Fen Drayton, CB24 4TA
£240,000 Freehold

HOCKEYS
ESTABLISHED 1885



INTERIOR

The entrance hall leads to the kitchen and open plan living/dining room. The modern kitchen is fitted with a comprehensive range of wall and base units and overlooks the front garden. The light and bright living room features a bespoke built-in storage unit and stairs lead to the first floor, with space for a dining area and doors which lead to the rear garden. The first floor comprises a generous double bedroom, a second single which is currently used as an office and a modern bathroom.

EXTERIOR

To the front of the property is a lawn area with hedging. The recently landscaped garden includes an Indian sandstone patio, lawn area and fencing to the boundary, with a gated access leading to a single brick garage with parking to the front.

SUMMARY

An immaculate, chain free, two bedroom modern terrace house. The property has been updated and improved by the current vendors, includes both an attractive kitchen and bathroom, neutral décor throughout and a professionally landscaped garden, with garage at rear.



KEY FEATURES

- No Chain
- Immaculately Presented
- Modern Kitchen and Bathroom
- Open Plan Living/Dining Room
- Excellent Schools
- Access To Cambridge & Huntingdon
- On Guided Bus Route
- Landscaped Garden
- Garage And Parking at Rear
- Peaceful Village Location





LOCATION

The village of Fen Drayton lies approximately nine miles from the University City of Cambridge, for history, art and culture, restaurants and shops. Five miles from St Ives, a historic market town, and nine miles to Huntingdon train station. The village itself is very picturesque with the High Street being the centre, home to a quaint thatched pub and a short walk to the RSPB nature reserve, Fen Drayton Lakes, well known for wetland birds. The guided bus stops within the nature reserve and takes passengers to Cambridge along what was previously the train line; this service also continues to Addenbrookes hospital and west bound to St Ives. Alongside the guided bus route is a cycle path, often used by walkers and runners alike. From the small but successful Primary school, children then progress to Swavesey Village College, rated outstanding by Ofsted.



Cambridge - 10 Mill Road, Cambridge CB1 2AD | Tel: 01223 356054 | E: cambridge@hockeys.co.uk
 Newmarket - 97 High Street, Newmarket CB8 8JH | Tel: 01638 354553 | E: newmarket@hockeys.co.uk
 Saffron Walden - Rowe House, Emson Close, Saffron Walden CB10 1HL | Tel: 01799 934136 | E: saffronwalden@hockeys.co.uk
 Willingham - 23 Church Steet, Willingham, Cambridge CB24 5HS | Tel: 01954 260940 | E: willingham@hockeys.co.uk
 Wisbech - 38 School Road, West Walton, Wisbech PE14 7ES | Tel: 01945 429842 | E: wisbech@hockeys.co.uk

www.hockeys.co.uk

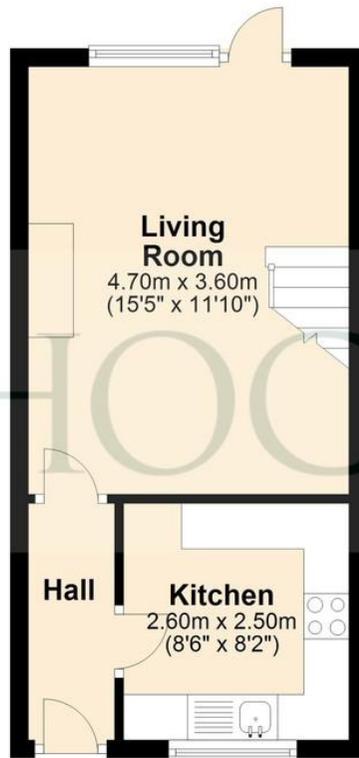
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Ground Floor

Approx. 26.5 sq. metres (285.5 sq. feet)



First Floor

Approx. 26.4 sq. metres (284.1 sq. feet)



Total area: approx. 52.9 sq. metres (569.6 sq. feet)

23a Vermuyden Way, Fenstanton

ADDITIONAL INFORMATION

Local Authority
South Cambs District Council

Council Tax Band
B

Services
Mains gas, electricity and water

Transport Links
A14, M11 and A1
Guided bus stop Fen Drayton Lakes
Nearest Train Stations Huntingdon 6 Miles

Energy Rating
Energy Efficiency Rating C

Tenure & Possession
Freehold

Vendors Position
No onward chain

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	75 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.