



Priory Avenue, Swavesey, CB24 4RY
£350,000 Freehold

HOCKEYS
ESTABLISHED 1885



SUMMARY

Located within the heart of the ever sought after village of Swavesey, this well presented four bedroom semi detached house sits within a generous corner plot and is a short walk to the wide range of amenities offered within the village.

INTERIOR

The entrance hall leads to a ground floor WC and stairs to first floor, the kitchen is fitted with a comprehensive range of wall and base units with space for a good size dining table, a pantry and understairs cupboard. South facing sitting room with a door leading out the garden.

EXTERIOR

To the front of the property is a gravel driveway providing off road parking, a gated access leads to the corner plot rear garden. This comprises, a fenced courtyard area which is an ideal space to store bins and locate a shed. The rear garden is laid mainly to lawn with a paved patio area and well stocked perennial borders. There is garage en-bloc with up and over door with driveway to the front.



LOCATION

KEY FEATURES

- Easy Access to Cambridge
- On Guided Bus Route
- Much Requested Village
- Outstanding Rated VC
- Four Bedrooms
- Modern Kitchen
- Modern Bathroom
- Ground Floor WC
- Corner Plot Garden
- Garage and Two Driveways





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.



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
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 Wisbech - 38 School Road, West Walton, Wisbech PE14 7ES | Tel: 01945 429842 | E: wisbech@hockeys.co.uk

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ADDITIONAL INFORMATION

Local Authority
 South Cambs District Council

Council Tax Band C
 2022/2023 Annual £1,817

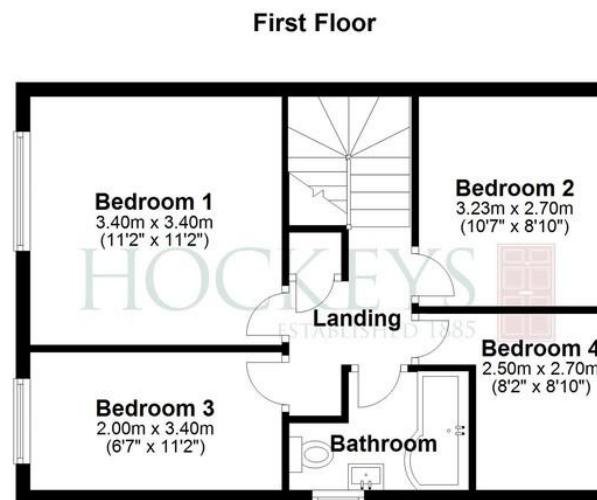
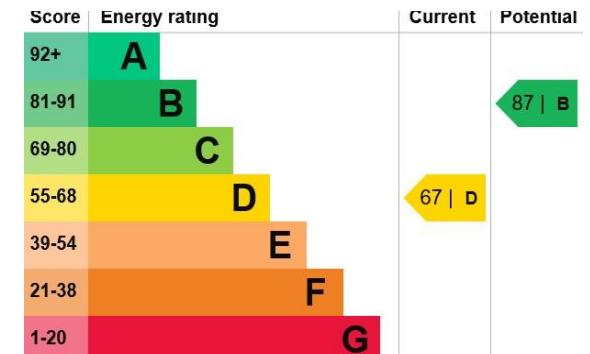
Services
 Mains gas, electricity and water

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

Energy Rating
 Energy Efficiency Rating D

Tenure & Possession
 Freehold

Vendors Position
 Onward chain



Total area: approx. 93.9 sq. metres (1011.1 sq. feet)

25 Priory Avenue, Swavesey

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. Hockeys 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.