



Priory Avenue, Swavesey, CB24 4RY
£330,000 Freehold

HOCKEYS
ESTABLISHED 1885



SUMMARY

A chain free, three/four bedroom semi detached house which is situated in the heart of this sought after village. The property offers well planned accommodation and is an ideal family home.

INTERIOR

The kitchen has been extended to create a generous, open plan space for the family to cook and dine. The garage is converted to a fourth bedroom with en suite WC. The spacious sitting room spans the width of the house with French doors leading to the south/east facing garden. The first floor accommodation comprises two double bedrooms and a good sized third single bedroom. A bathroom completes the first floor accommodation.

EXTERIOR

To the front of the property is a driveway providing off road parking. Gated side access leads to the rear garden which is enclosed by fencing, laid mainly to lawn and has a paved patio. The garden also houses a bespoke 4.3m x3.1m timber workshop and has power and light connected.



LOCATION

Swavesey itself has a diverse community with many families

KEY FEATURES

- End Of Terrace
- Energy Rating D
- Three Bedrooms
- No Chain
- Ground Floor Bedroom
- Walk To Schools
- Ground Floor WC
- Outstanding Rated VC
- Kitchen/Dining Room
- On Guided Bus Route





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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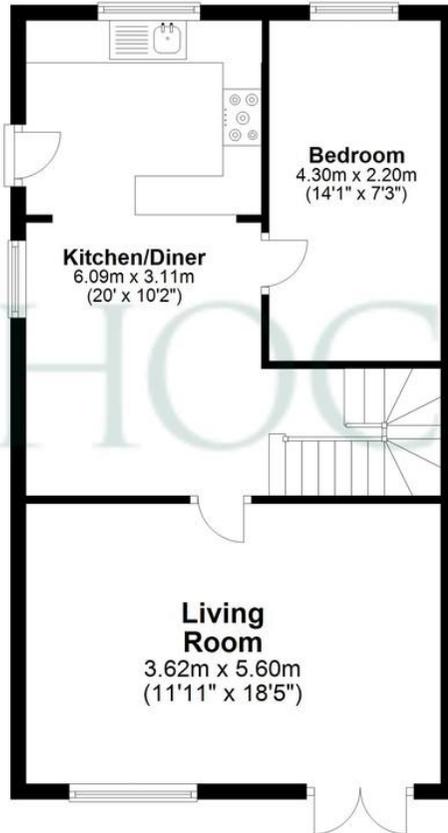
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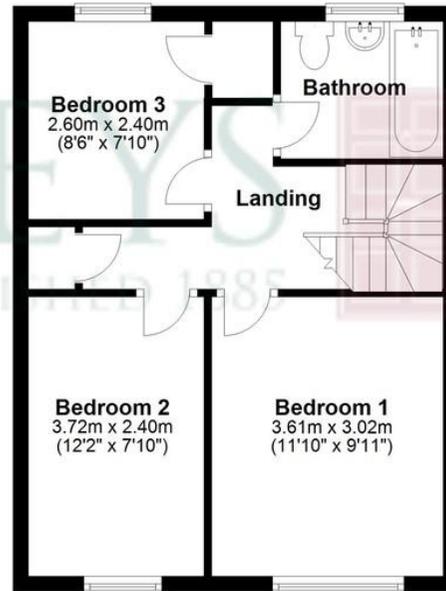
Ground Floor

Approx. 53.8 sq. metres (579.5 sq. feet)



First Floor

Approx. 38.8 sq. metres (417.4 sq. feet)



Total area: approx. 92.6 sq. metres (996.9 sq. feet)

Drawings are for guidance only
 Plan produced using PlanUp.

ADDITIONAL INFORMATION

Local Authority

South Cambs District Council

Council Tax Band C

2021/2022 Annual £1,817

Services

Mains gas, electricity and water

Transport Links

A14, M11 and A1

Guided Busway – 0.1 mile

Huntingdon Train Station 10m, Cambridge North 11m

Energy Rating

Energy Efficiency Rating D

Tenure & Possession

Freehold

Vendors Position

Chain free

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	60 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. 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.