



Total area: approx. 105.8 sq. metres (1138.4 sq. feet)

GROUND FLOOR

Entrance Hall

Lounge
5.53m (18'2") x 3.20m (10'6") max

Family Room
3.44m (11'3") x 3.31m (10'10")

Kitchen/Dining Room
5.23m (17'2") x 3.49m (11'5")

Utility Room
2.32m (7'7") x 1.95m (6'5")

Cloakroom

FIRST FLOOR

Landing

Bedroom 1
3.40m (11'2") x 2.79m (9'2")

Bedroom 2
2.90m (9'6") x 2.74m (9')

Bedroom 3
3.34m (10'11") x 2.03m (6'8")

Bedroom 4
2.54m (8'4") x 1.97m (6'6")

Bathroom

OUTSIDE

The property has a gravel driveway to the front and side which provides ample off road parking for several vehicles. The driveway leads to a garage which measures 4.86m (15'11") x 2.38m (7'10") with power and lighting. Gated side access leads to the fully enclosed rear garden which has two patio seating areas and a garden shed.

FURTHER INFORMATION

Council Tax Band: D

EPC Rating: C

Minimum annual household income to pass referencing: £50,250

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PROPERTY SUMMARY

An extended semi-detached home located in the popular village of Swavesey, within a short walk of the sought-after Swavesey Village College. The accommodation comprises four bedrooms, a generously sized kitchen/diner/family room, a separate lounge, utility room, first-floor bathroom and a convenient cloakroom. Outside, the property benefits from ample off-road parking for several vehicles, a garage with power and lighting, and an enclosed rear garden featuring two patio seating areas. Available immediately. Deposit: £1,775.

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