



Rogers Road
Swaffham Prior, Cambridgeshire CB25 0HX
Guide Price £325,000

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An established semi-detached family home delightfully positioned towards the edge of this highly desirable East Cambridgeshire Village, offering some tremendous potential to further improve and extend.

Accommodation includes an entrance porch, entrance hallway, sitting room, kitchen/breakfast room, bathroom and three first floor bedrooms.

Externally the property benefits a very long rear garden backing onto open countryside and is complete with ample off road parking to the front and side.

Offered for sale with the distinct advantage of NO ONWARD CHAIN.

EPC (E)

Accommodation Details

Porch

Entrance Hall

Staircase rising to the first floor, radiator, carpeted flooring, doors and access through to:

Living Room 16'0" x 12'0" (4.88m x 3.66m)

Dual aspect room with windows to the

front and rear aspects, feature fireplace, radiators, coving, carpeted flooring.

Kitchen 12'1" x 11'10" (3.68m x 3.61m)

Fitted with a range of base and eye level storage units with work surfaces over, stainless steel sink with drainer and pillar taps over, part tiled walls, space for cooker, space and plumbing for washing machine, carpeted flooring, window to the rear aspect, part glazed door leading out rear garden.

Bathroom 5'11" x 5'7" (1.80m x 1.70m)

Suite comprising pedestal hand wash basin and panelled bath with shower over, part tiled walls, radiator, carpeted flooring, obscured window to the side aspect.

Cloakroom 5'7" x 2'11" (1.70m x 0.89m)

Low level WC, carpeted flooring, obscured window to the side aspect.

First Floor Landing

Loft access, storage cupboard, carpeted flooring, window to the rear aspect, doors and access to:

Bedroom 1 16'0" x 10'1" (4.88m x 3.07m)

Built in wardrobe, radiator, carpeted flooring, windows to the front and rear aspects.

Bedroom 2 12 x 8'6" (3.66m x 2.59m)

Radiator, carpeted flooring, window to the front aspect.

Bedroom 3 9'0" x 7'7" (2.74m x 2.31m)

Radiator, carpeted flooring, window to the rear aspect.

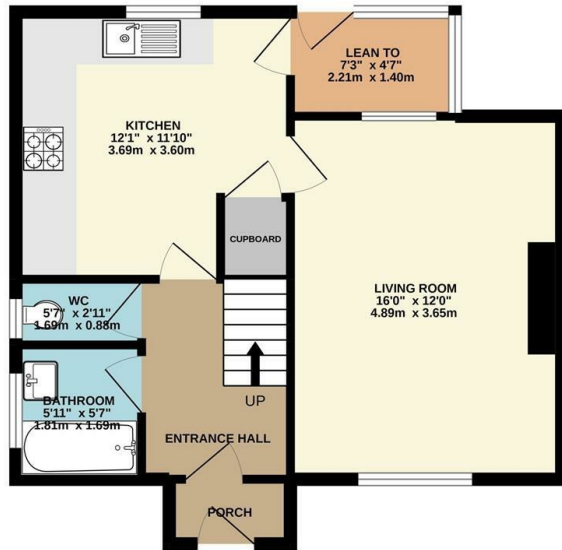
Outside - Front

Paved driveway leading up the side of the property providing ample parking, the rest of the front garden is laid mainly to lawn with flower beds and bushes and pathway leading up to the front door.

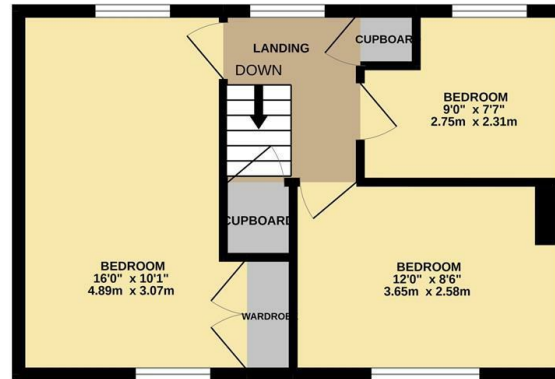
Outside - Rear

Large rear garden over looking the countryside, laid mostly to lawn boarded with hedges, with paved and gravel areas, timber shed and oil storage tank.

GROUND FLOOR
485 sq.ft. (45.0 sq.m.) approx.

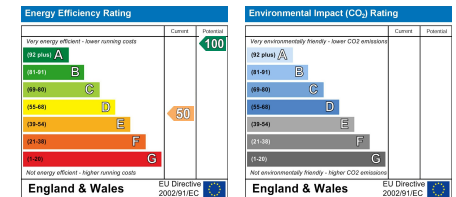
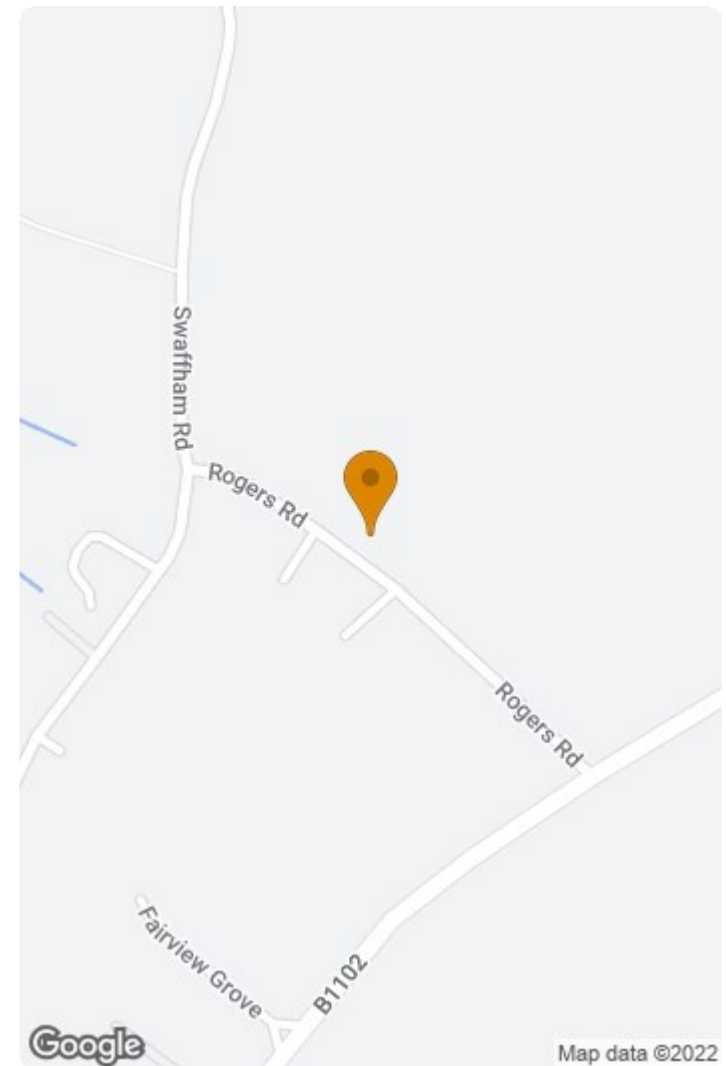


1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 869 sq.ft. (80.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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