



25 Fairview Grove
Swaffham Prior, Cambridgeshire CB25 0LB
Offers In Excess Of £250,000

25 Fairview Grove, Swaffham Prior, Cambridgeshire CB25 0LB

A non-standard construction semi-detached property occupying a tremendous size plot with some delightful mature gardens to the rear.

This property offers accommodation to include entrance hall, living room/dining room, kitchen, three good size bedrooms and bathroom.

Externally the property offers extensive gardens to the front and rear.

CASH BUYERS ONLY.

EPC TBC

Council Tax Band A (East Cambridgeshire)

Accommodation Details

Entrance Hall

Staircase rising to first floor, storage cupboards, wood effect flooring, radiator, door leading through to:

Living/Dining room 24'9" x 12'0" (7.56 x 3.67)

Feature fireplace with tiled hearth and mantel shelf above, television connection point, ample room for dining table and chairs, carpeted flooring, radiator, windows to the rear aspect, door leading through to:

Kitchen 12'9" x 7'4" (3.90 x 2.25)

Fitted with a matching range of base and eye level storage units with work surfaces over, stainless steel sink with drainer and mixer tap over, oven with hob and extractor, space and plumbing for washing machine, space for fridge freezer, tiled splashback's, vinyl flooring, window to the front

aspect, door leading out to rear garden.

First floor Landing

Doors leading through to:

Bedroom 1 13'3" x 10'9" (4.04 x 3.30)

Carpeted flooring, radiator, window to the rear aspect.

Bedroom 2 11'6" x 10'9" (3.52 x 3.30)

Carpeted flooring, radiator, window to the rear aspect.

Bedroom 3 8'7" x 6'9" (2.62 x 2.07)

Carpeted flooring, radiator, window to the front aspect.

Bathroom 8'7" x 7'8" (2.62 x 2.35)

Suite comprising low level WC, hand wash basin with vanity unit under and panelled bathtub, wood effect flooring, radiator, obscured window to the side aspect.

Outside - Front

Nicely sized front garden which is mainly laid to lawn with pathway leading to front entrance and driveway leading up to garage at the side of the property.

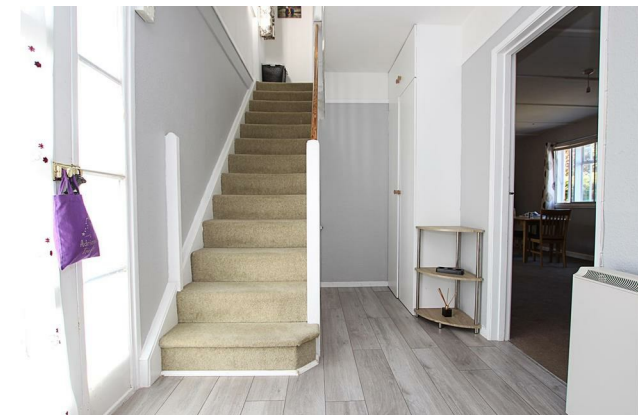
Outside - Rear

Generous rear garden which is laid mainly to lawn with a variety of shrubs, bushes and trees, timber shed and outbuilding with gated access to the side of the property.

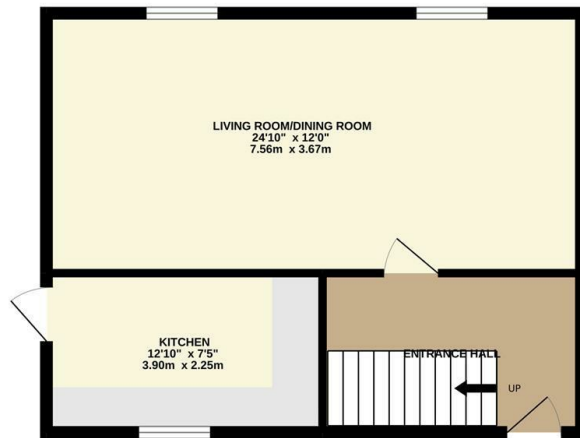
Agents Notes

Overage

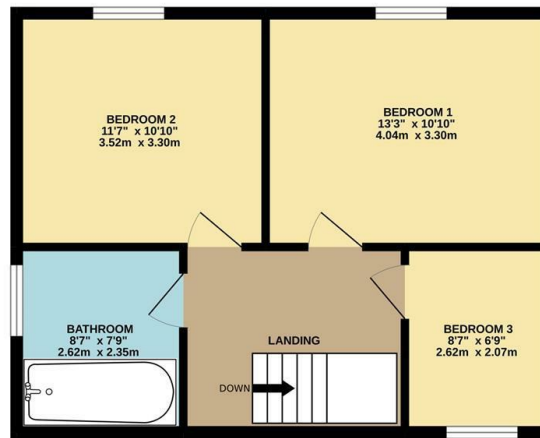
The property will be sold with an overage. The overage will be for 25 years and will apply to the land/garden to the rear of the property. For further information please contact a member of the sales team.



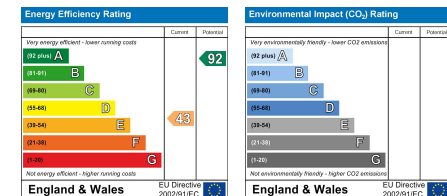
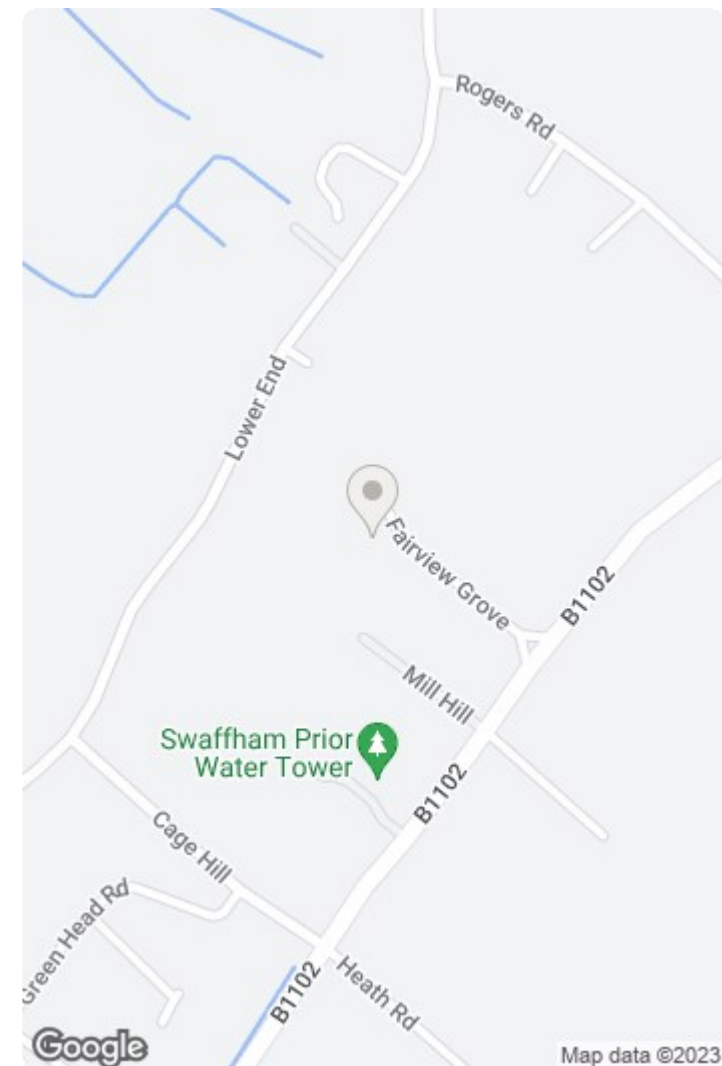
GROUND FLOOR



1ST FLOOR



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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