



Fairview Grove, Swaffham Prior.

Pocock + Shaw

14 Fairview Grove
Swaffham Prior
Cambridgeshire
CB25 0LB

**INVESTMENT OPPORTUNITY FOR
CASH BUYERS ONLY.**

A competitively priced 4 bedroom semi-detached house located in an established residential cul-de-sac in a sought after Cambridgeshire village. The property offers an excellent opportunity for purchasers seeking a spacious family home with exciting potential to add value, generous room sizes, off road parking and a delightful large garden. The house is available to Cash purchasers only as the internal roof structure has spray foam insulation which is not considered suitable for lending purposes by many mortgage providers.

Asking Price £285,000



Swaffham Prior is situated approximately 8 miles north east of the University City of Cambridge and some 6 miles west of the horseracing town of Newmarket and is famous for it's twin churches and range of interesting and mainly period homes. The village has it's own primary school with secondary education being offered at Bottisham. There is relatively good access to the A14 dual carriageway with many of the regions principle traffic routes including the M11 Stansted to London and A11 to Stansted.

An established semi-detached family home standing towards the edge of this highly regarded village and enjoying generous gardens to front and rear, complimented by ample off road parking.

Entrance Hallway With an entrance door, staircase rising to the first floor, understairs storage cupboard, double glazed window to front aspect, opening into:

Dining Room 4.69m (15'4") x 3.97m (13') With a double glazed window to front aspect, carpet flooring open plan leading to:

Kitchen 4.69m (15'4") x 2.60m (8'6") Recently re-fitted with a modern matching range of base and eye level units with worktop space over, tiled splashbacks, a 1+1/2 bowl inset sink unit with single drainer and mixer tap, integrated electric oven, an additional eye level fan assisted oven/air fryer, four ring induction hob, two double glazed windows to rear aspect, external door to rear garden.

Sitting Room 5.65m (18'6") x 3.60m (11'10") A spacious room with double glazed windows to front and rear aspects, working open fireplace with grate, carpet flooring, TV and aerial connection points.

Utility Room Plumbing & space for a washing machine, window to rear aspect, low level WC.

First Floor Landing Access to loft space, doors to bedrooms and Bathroom.

Bedroom 1 4.91m (16'1") x 2.95m (9'8") With two double glazed windows to front aspect, door to storage cupboard, carpet flooring.

Bedroom 2 3.67m (12'1") x 2.69m (8'10") With a double glazed window to rear aspect, carpet flooring.

Bedroom 3 3.59m (11'9") x 2.90m (9'6") With a double glazed window to front aspect, door to storage cupboard, carpet flooring.

Bedroom 4 2.88m (9'5") x 2.70m (8'10") max With a double glazed window to rear aspect, double door storage cupboard housing the hot water cylinder and with shelving, carpet flooring.

Outside - Front

The property is set pleasantly back from the road behind a large front garden laid mainly to lawn with hedging borders and a wooden picket fence. Ample off road parking for vehicles with a pedestrian pathway leading to the front door and to the rear garden with gated access.

Outside - Rear

A delightful large garden enclosed by hedging and timber fence panels, laid mainly to lawn. Brick storage shed, glass greenhouse, additional storage sheds, fenced allotment area at rear.

Agents Note: Due to evidence of spray foam insulation in the loft space cash buyers are invited. A quote for the removal of the foam insulation by a specialist contractor is available from the selling agent.



Services & Tenure

The property is Freehold.

Mains water, drainage and electricity are connected.

The property is currently heated by an open coal grated fireplace and by portable electric heaters. The property is not in a conservation area and is in a low flood risk zone.

The property is standard construction.

Mobile coverage by the 4 major providers.

Broadband, Basic 4 Mbps, Superfast 80 Mbps, Ultrafast 322 Mbps.

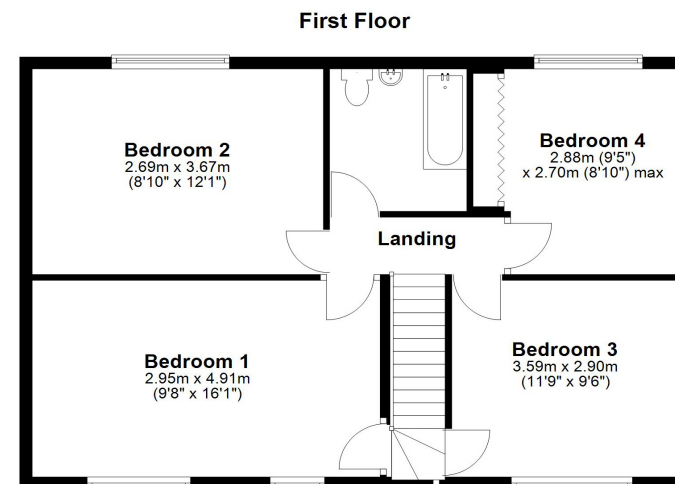
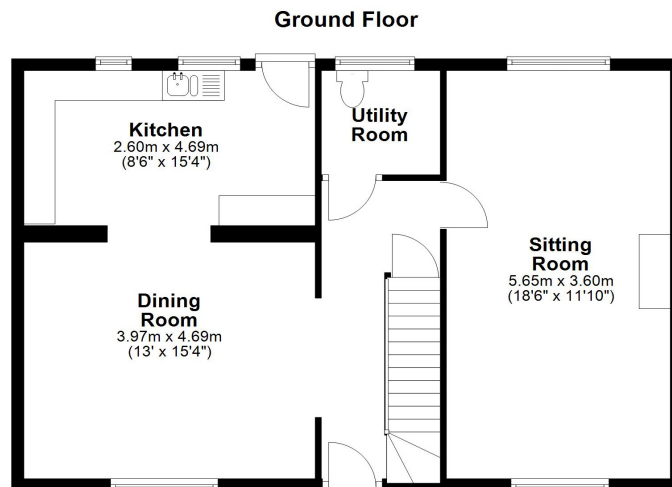
Satellite / Fibre TV Availability: BT, Sky, Virgin.

EPC: F

Council Tax: C.

East Cambridgeshire District Council.

Viewing: By Arrangement with Pocock + Shaw
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Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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