



Maryland Avenue, Swaffham Bulbeck

Pocock + Shaw

39 Maryland Avenue
Swaffham Bulbeck
Cambridge
CB25 0LT

Perfectly placed within the picturesque countryside just a short distance from the vibrant city of Cambridge, is this charming semi-detached four-bedroom family home. Situated in a quaint village setting, this property presents an ideal opportunity for those seeking a peaceful retreat with easy access to city amenities.

Guide Price £395,000



The property is bright and sunny and has a new efficient combination boiler, along with a new oil tank. The good-sized front and rear gardens are perfect for creating your own green oasis and provide a generous space for outdoor entertaining. The in and out driveway provides ample parking for family and friends.

The accommodation is as follows

Entrance Hall - With front door, double radiator, stairs to first floor, doors through to the kitchen, dining room, lounge and WC.

Kitchen - 2.75m (9'0) x 3.86m (12'8)
Fitted with base level storage units and working tops over, stainless steel sink with mixer tap, space for free standing electric oven, integral fridge freezer and washing machine, storage cupboard and window to the rear aspect.

Lounge - 5.93m (19'5) x 3.38m (11'11)
With large picture window overlooking the front aspect, feature fire surround with working fireplace, natural wood flooring, double radiator and access to the recently constructed sun room.

Dining Room 1 - 3.07m (10'1) x 3.86m (12'8)
With a large picture window overlooking the front garden and driveway, natural wood flooring, double radiator and feature fire surround.

Sun Room / Conservatory - 3.34m (10'11) x 2.90 (9'6)
Recently constructed with double doors onto the garden, wood flooring throughout.

Bedroom 1 - 3.07m (10'1) x 3.92m (12'10)
With carpet flooring, two windows to front aspect, double radiator and cupboard.

Bedroom 2 - 3.07m (10'1) x 3.38m (11'1)
With carpet flooring, windows to front aspect, double radiator and cupboard.

Bedroom 3 - 2.75m (9'0) x 3.38m (11'1)
A room filled with light that has a window looking over the rear garden, double radiator and carpet flooring.

Bedroom 4 - 2.75m (9'0) x 2.72m (8'11)
With door recess, window to rear aspect, double radiator, built in wardrobe and carpet flooring.

Bathroom - 1.62m (5'4) x 2.97m (9'9)
Comprising of a three piece suite, low level WC, panelled bath, pedestal hand wash basin, part tiled walls and window to rear aspect.

Outside - Front - Ample in and out driveway, with lawn, trees and shrubs, side access to rear garden.

Outside - Rear - Mostly laid to lawn with a variety of mature trees and shrubs and timber garden shed.

Tenure
The property is freehold.

Energy Performance Certificate - Rating F

Total Floor Area - 1,270 sqft

Services
Mains water, drainage and electricity are connected.
Oil fired central heating.

The property is not in a conservation area and the flood risk is very low.

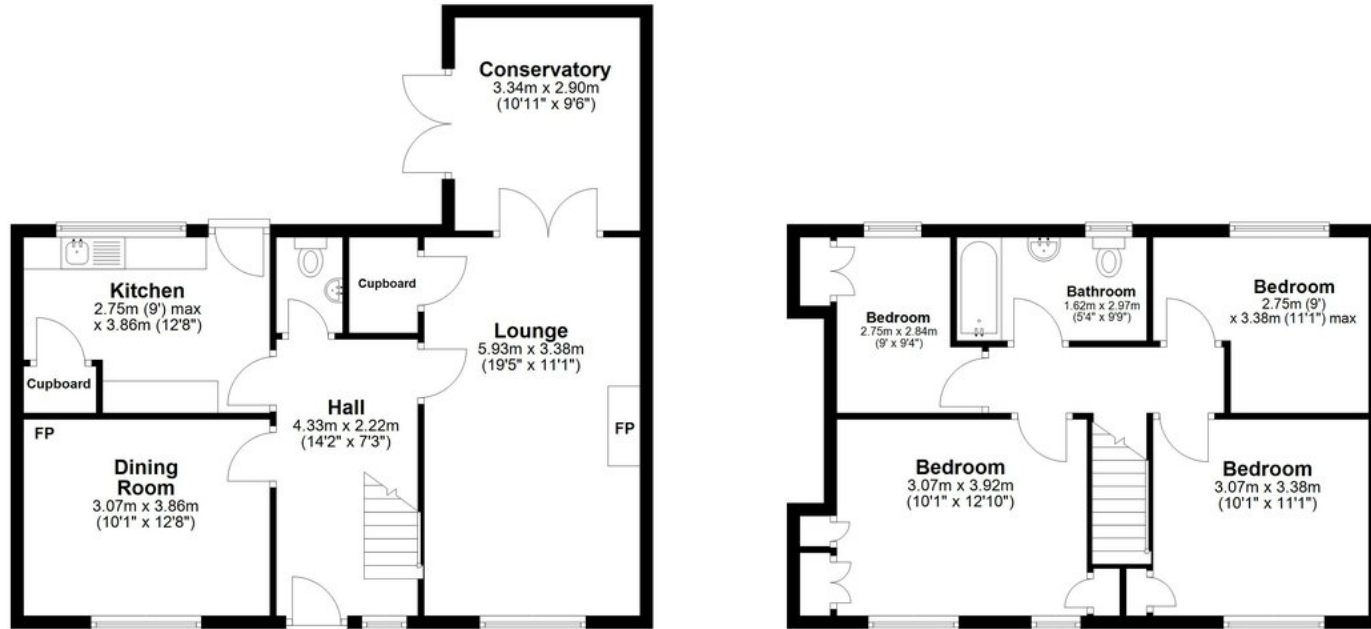
Council Tax Band: C - West Suffolk

Broadband
Basic - 5 Mbps
Superfast - 40 Mbps
Ultrafast - 1000 Mbps

Viewing: Strictly by prior arrangement with Pocock + Shaw.



Floorplan



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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