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Residential sales, lettings & management



63 Maryland Avenue,
Swthaffham Bulbeck,
Cambridge ,CB25 0LT

A modern semi detached 1 bedroom
bungalow attractively positioned in
this sought after Cambridgeshire
village.

Hall, sitting room, kitchen & sun
room, double bedroom, bathroom,
good size garden and 2 off road
parking spaces.

Guide Price: £225,000



A modern semi detached 1 bedroom bungalow attractively positioned in this sought after Cambridgeshire village.

Hall, sitting room, kitchen & sun room, double bedroom, bathroom, good size garden and 2 off road parking spaces.

Swaffham Bulbeck is a popular village located approximately 7 miles east of Cambridge City and 6 miles south west of Newmarket Town. The village is well located for access to the M11, A11 and A14 and has a range of local amenities including post office/village stores, a pub, primary school, sports and recreational facilities and is located within the catchment area for the highly regarded Bottisham Village College.

With the benefit of UPVC double glazed windows and an electric night storage heating system in detail the accommodation includes:-

Entrance Hall

With an entrance door, built in storage cupboard.

Sitting Room 3.88m (12'9") x 3.28m (10'9")
With a window to the front, electric storage heater, door to:

Double Bedroom 3.59m (11'9") x 3.24m (10'8")
With a window to the rear, electric storage heater.

Kitchen 3.50m (11'6") x 2.66m (8'9")
Fitted with a range of base and eye level units, stainless steel sink, plumbing for a washing machine, space for a fridge, electric point for cooker, window to the rear, electric storage heater, built in storage cupboard, door to:

Sun Room 3.50m (11'6") x 1.20m (3'11")
With a window overlooking the rear garden, door to the garden.

Bathroom

Fitted with a white suite comprising of a bath with shower over, wash hand basin, low level wc, window to the front, heated towel rail.

Outside

The property is set behind a front garden laid to lawn with path to the front door and driveway to one side providing off road parking for 2 cars. The rear garden is laid to lawn with a paved patio area.

Services

Mains water, drainage and electricity are connected.

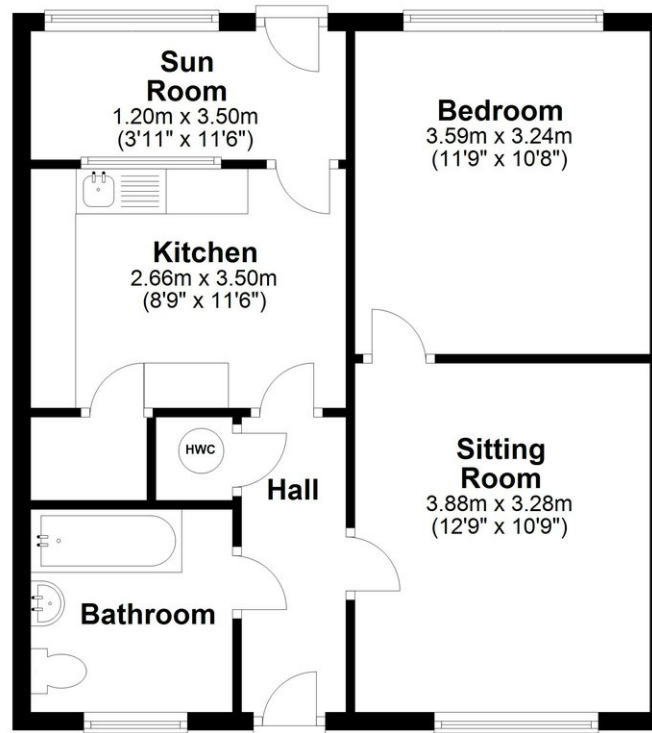
Council Tax Band: B East Cambridgeshire District Council

Viewing: Strictly by prior arrangement with Pocock & Shaw. PBS



Ground Floor

Approx. 51.1 sq. metres (550.6 sq. feet)



Total area: approx. 51.1 sq. metres (550.6 sq. feet)

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An independent firm with five local offices and London marketing via the Mayfair Office

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