



BOVINGDONS
THE PROPERTY AGENTS



137 High Street

Swaffham Bulbeck, Cambs, CB25 0LX

Share Price £183,425 (66.7%)



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137 High Street, Swaffham Bulbeck, Cambs, CB25 0LX

Description

This 2-bedroom terraced home is offered under **the shared ownership scheme**. The price shown is for a 66.7% share (Full RICs value is £275,000) and the rent is circa £25/month. The house benefits from Air source heating, double glazing and 2 allocated parking spaces and is located on the outskirts of this sought after village. There is 964 years remaining on the lease and Shared Ownership offers a great way to get onto the property ladder.

Swaffham Bulbeck

This popular village is approximately 11 km (7 miles) north-east of the University City of Cambridge and 11 km west (7 miles) of Newmarket, the headquarters of British horse racing, and the historic cathedral City of Ely is approximately 24 km (15 miles).

There are a range of amenities including a public house (The Black Horse Inn), post office/shop, church (St. Mary's Church), recreation ground with play facilities and pavilion, pre-school and primary school. Secondary School education is available at the nearby village of Bottisham (Bottisham Village College). There are doctor's surgeries in nearby Bottisham and Burwell and there is a regular bus service which runs to Newmarket and Cambridge and good access to major road routes including the A14, A11 and M11. There are nearby train stations at Cambridge North 14 km (8.5 miles), Waterbeach 6 km (3.7 miles) and Cambridge Central 14 km (9 miles) which provide direct access to London, and further train stations at Newmarket & Soham.

Entrance Hall - 3.28m x 1.75m (10'9" x 5'9")

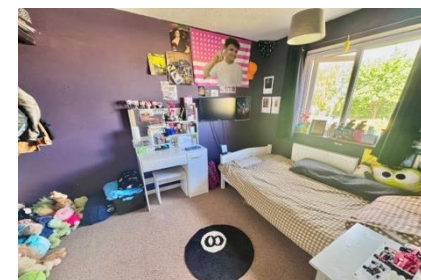
Part double glazed entrance door. Stairs to first floor with storage cupboard under. Radiator. Ceiling light point. Fuse Box.

Living Room - 4.6m x 3.53m (15'1" x 11'7")

Double glazed window and double-glazed door to the rear garden. Radiator. Coved ceiling with two light points.

Kitchen - 3.2m x 2.59m (10'6" x 8'6")

Range of units at base and wall level with roll-top work surfaces and incorporating a single bowl, stainless-steel sink with mixer tap. Double glazed window to the front aspect. Tiled splash areas. Spaces and plumbing for an automatic washing machine and dishwasher. Spaces for free standing cooker and upright fridge freezer. Extractor fan. Tiled floor. Spotlights.



Energy Efficiency Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Landing - 2.11m x 1.68m (6'11" x 5'6")

Access to loft space. Ceiling light point. Cupboard housing hot water tank with shelving.

Bedroom 1 - 3.63m x 3.3m (11'11" x 10'10")

Double glazed window to the front aspect. Radiator. Ceiling light point.

Bedroom 2 - 3.48m x 2.39m (11'5" x 7'10")

Double glazed window to the rear aspect. Radiator. Ceiling light point.

Bathroom - 2.11m x 1.68m (6'11" x 5'6")

Double glazed window to the rear aspect. Panelled bath with mixer tap and shower attachment over. Low level WC. Pedestal wash basin. Extensive tiling to walls and floor. Heated towel rail. Extractor fan. Ceiling light point.

Outside

Front garden is laid to lawn with steps up to entrance door, outside tap, electric meter cupboard and a canopy over the entrance door.

The rear garden has a patio with the Air Source Heat Pump and rest of garden is laid to bark chippings and enclosed with timber fencing with a gate to the rear parking area.

Property Information.

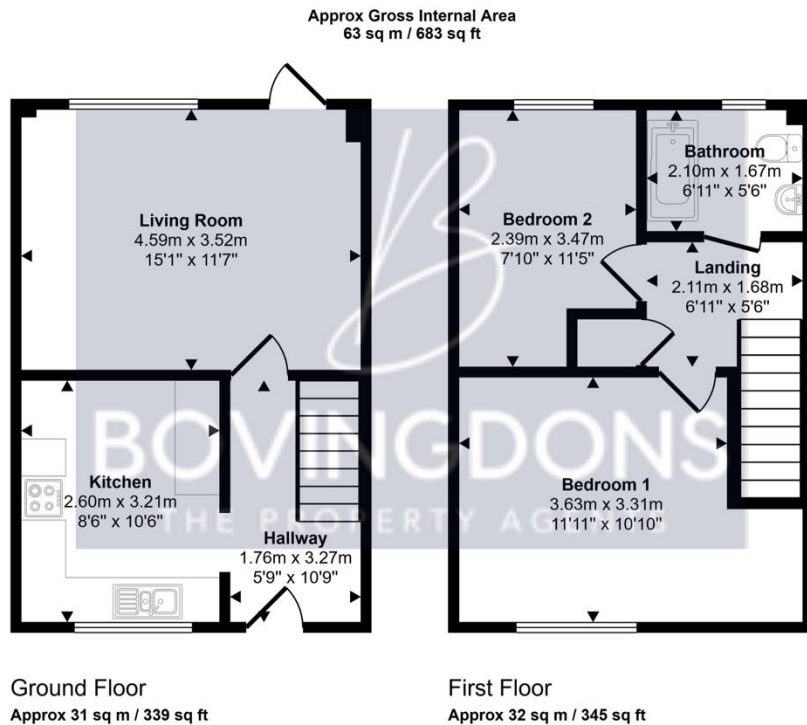
Local Council is East Cambridgeshire District Council - Council Tax Band is C
The property is Shared Ownership (66.7%) with 964 years remaining on the lease.
Service charge and rent is circa £25 per month.

Restrictions apply, Staircasing is not permitted but there are no Wayleaves, Easements or Rights of Way

Heating is via Air Source Heat pump. Mains water, electricity and sewerage are connected

Flood risk is very low.

Estimated broadband speeds are Standard 9mbps, Superfast 61mbps & Ultrafast 1000 mbps.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.