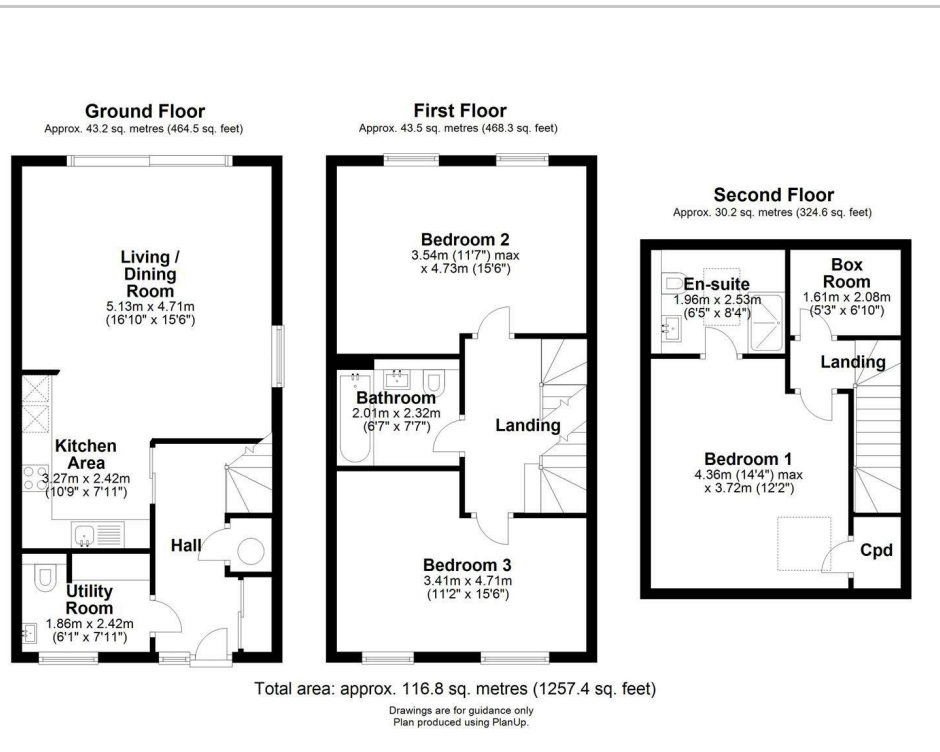




112 Heath Road, Swaffham Bulbeck, CB25 0LU
£1,750 Per month

Floor Plan



Accommodation

- Bespoke handleless kitchen units by Cambridge Kitchens
- Integrated Bosch double oven and induction hob
- Off-street parking for two cars
- Zoned underfloor heating to ground floor
- Porcelanosa floor tiles and fitted carpets

A 3-bedroom new build home with spacious and light accommodation arranged over three floors based in the quiet village of Swaffham Bulbeck.

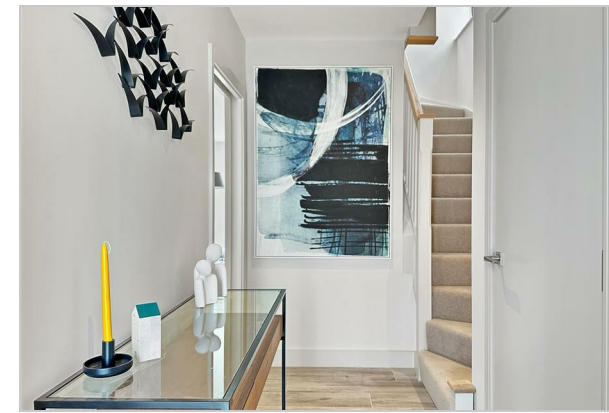
There is a large entrance hall with understairs storage, cloaks/comms cupboard, and a utility/cloakroom with WC and also a useful worktop and space for a washing machine and a tumble drier creating a laundry room.

The living space is lovely and has a dual aspect which includes doors to the garden. The kitchen area is superbly appointed and incorporates fitted appliances and attractive worktops. On the first floor, off the landing, there are two double bedrooms and a beautifully finished bathroom. On the second floor is the main bedroom with an ensuite shower room, built-in cupboard, and also a large box room which would make an excellent dressing room or study.

The ground floor is tiled and has underfloor heating, the first and second floors are carpeted. The central heating is via an electric air source heat pump. Outside, there is block paved parking and landscaped front gardens, the rear gardens and enclosed by fencing and have been turfed and include a paved terrace at the rear of the house.

WhatThreeWords ///firework.shredder.remix

Council Tax: D EPC: TBC



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	99
(92 plus) A	91
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Viewing: Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Cambridge Office: 154-156 Victoria Road, Cambridge, CB4 3DZ Waterbeach Office: 17 High Street, Waterbeach, CB25 9JU
Tel: 01223 439 888 Email: theteam@grayandtoynbee.com Tel: 01223 949 444 Email: waterbeach@grayandtoynbee.com

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