

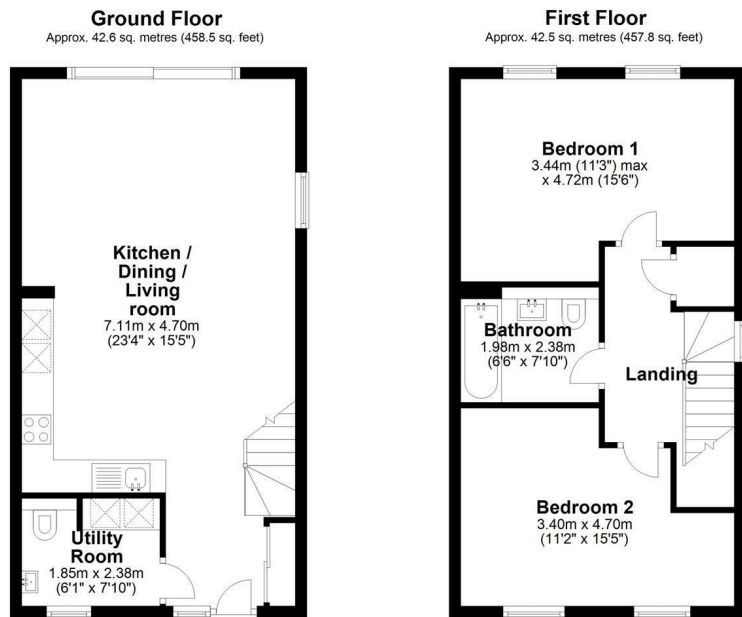


50, Swaffham Bulbeck, CB25 0LU  
£1,500 Per month

 2  1  1  B



# Floor Plan



Total area: approx. 85.1 sq. metres (916.3 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

# Accommodation

- Bespoke handleless kitchen units by Cambridge Kitchens
- Hansgrohe taps and showers and Duravit sanitaryware
- Central heating via air source heat pump
- Zoned underfloor heating to ground floor
- Porcelanosa floor tiles and fitted carpets
- Velfac aluminium casement windows

A newly built 2-bedroom semi-detached house with spacious and light accommodation, including a wonderful open-plan living space, located in the desirable village of Swaffham Bulbeck.

There is a large reception area with built-in storage/comms cupboard and a utility/cloakroom with WC with 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, including a shower over the bath. The ground floor is tiled and has underfloor heating and the first floor is 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 gabion baskets and have been turfed and include a paved terrace at the rear of the house.

Council tax band: C EPC: TBC  
///eliminate.built.marine

Please note, photos are indicative and show a selection of the properties in the development



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	97
(92 plus) <b>A</b>	85
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	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.

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Tel: 01223 439 888 Email: theteam@grayandtoynbee.com Tel: 01223 949 444 Email: waterbeach@grayandtoynbee.com

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