



25 Burgess Close, Swavesey  
£228,000



- Semi-Detached Family Home
- Three Generous Bedrooms
- 60% Shared Ownership
- Open Plan Kitchen Diner
- Staircasing To 100% Available
- Swavesey Village College Catchment
- Landscaped Rear Garden
- Off Road Parking
- Sought After Village Location
- Viewing Highly Recommended

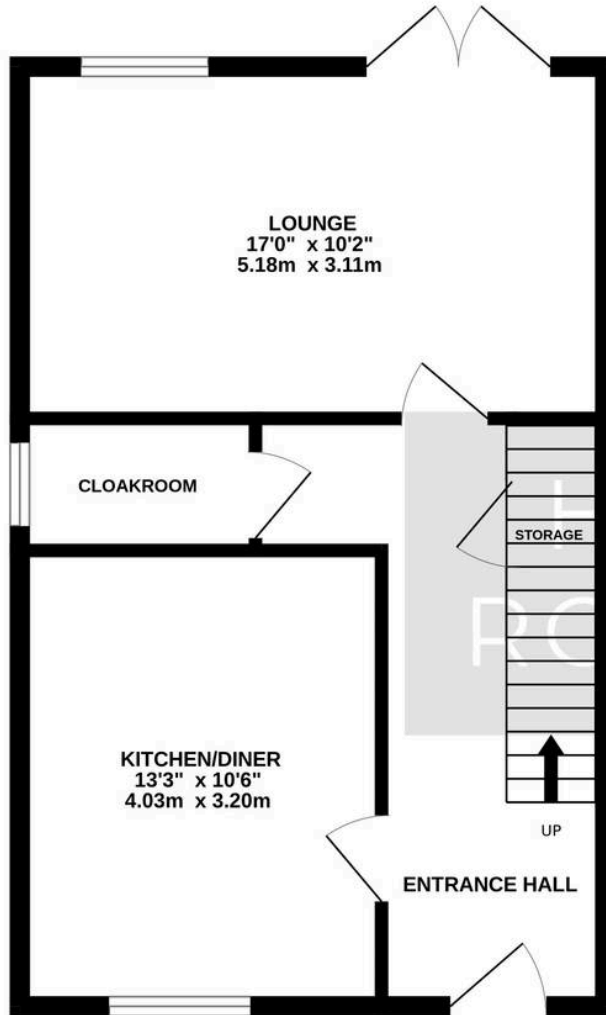


## PROPERTY SUMMARY

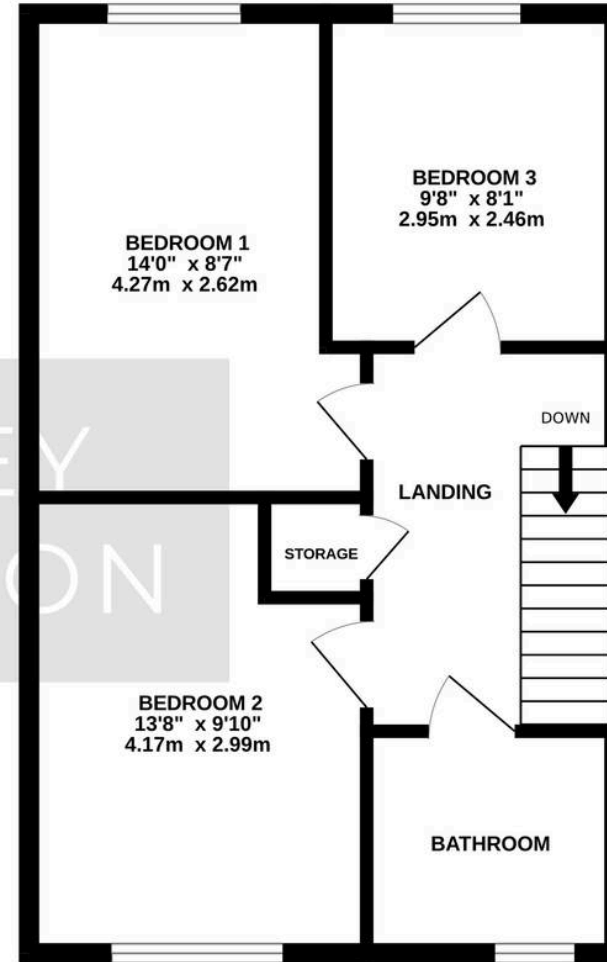
Harvey Robinson Estate Agents in St Ives are delighted to present For Sale this three bedroom semi-detached property. Located at the end of a cul-de-sac on a stylish new-build estate in Swavesey, this property is well positioned overlooking a pond and is just a short walk away from local amenities. This property offers a modern interior and has been finished to a very high standard. The property welcomes you in to a spacious entrance hall, leading to an open-plan kitchen diner which has been fitted with neutral cupboards and wooden work surfaces. This kitchen boasts integrated appliances and ample space for a dining table. There is a further cloakroom, understairs storage and a large lounge measuring a vast 17' in length. There are French doors which open out to the landscaped rear garden, which provides the perfect place to spend time soaking up the sunshine in the warmer months. The first floor offers three generous double bedrooms and a family bathroom fitted with a white three-piece suite. This property offers the opportunity for staircasing to 100% for prospective buyers in the future and truly is a great opportunity. Interest in this wonderful family home, located in a sought-after location is expected to be very high, so to avoid missing out on this rare opportunity, contact the St Ives office to arrange a viewing.



GROUND FLOOR  
463 sq.ft. (43.0 sq.m.) approx.

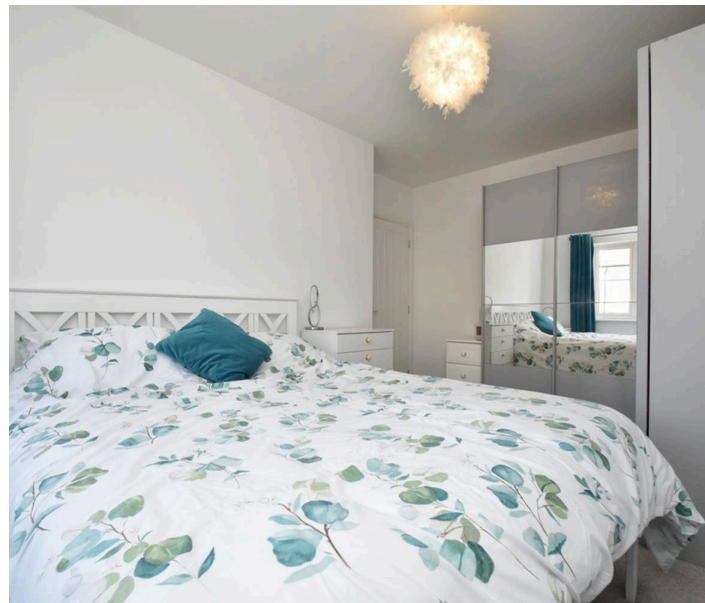


1ST FLOOR  
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 925 sq.ft. (86.0 sq.m.) approx.

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#### LOCATION SUMMARY

**Swavesey is a highly regarded village located in South Cambridgeshire. There are many reasons the village is so popular but being within the catchment area of Ofsted rated "Outstanding" Swavesey Village College is one of the biggest draws, the sports facilities within the college are also available for the public to use for sports such as badminton, tennis, and squash courts. Other facilities within the village include the popular pub/restaurant, the White Horse, the award-winning Coffee shop The Nook and two convenience stores/newsagents. The guided bus stop that provides easy access to central Cambridge is located on Station Road, for those travelling by road the A14 & M11 are both within a few miles of the village. There are many country walks that can be taken from the village, and few are as impressive as the walks around RSPB nature reserve Fen Drayton lakes. There really is something for everyone in Swavesey and it is an ideal place for those who want village living in a well-served village with great transport links.**



## FAQ'S

Tenure: Leasehold

Lease: 123 of 125 Years Left

Housing Association: South Cambs District Council

Rent Charge on additional 40%- £387.05 per month - paid to South Cambs District Council

Maintenance Charge - £609.22 per annum paid to Anthem Management

Management Company - Anthem Management

Annual Buildings Insurance - £97.77 per annum paid to South Cambs District Council

Post Code for SatNav: CB24 4AP

What3Words Location: [///waistcoat.trees.listings](https://www.what3words.com/lookup////waistcoat.trees.listings)

Property Built: 2022

Council Tax Band: C

EPC Rating: B

Conservation Area: No

Heating Type: Gas Central Heating

Boiler Installed: 2022

UPVC Windows: Installed 2022

Property Owned: Since New

Seller's Onward Movements: Downsizing Locally

Rear Garden Boundary: Left

Rear Garden Aspect: South

Primary School Catchment: Swavesey Primary School

Secondary School Catchment: Swavesey Village College



Agents note- There is a local connection criteria associated with this property, so a buyer who has no connection to the village of Swavesey will only be able to purchase after 8 weeks of this property being on the market.



## Harvey Robinson St Ives

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These particulars are for guidance only and do not form part of any contract. Descriptions, dimensions and references to condition are given in good faith but should not be relied upon as statements of fact. Measurements and floorplans are approximate. Services, systems and appliances have not been tested and no warranty is given. The property is offered subject to contract and availability. Purchasers must provide identification in accordance with Anti-Money Laundering regulations; a fee may apply for electronic verification. We may receive a referral fee for recommended services.