



Downing Court, Cambridge, CB25 0LP

**CHEFFINS**

## Downing Court

Swaffham Bulbeck, Cambridge,  
CB25 0LP

A superbly presented 3 bedroom character property attractively situated in a sought after development close to the village centre. The property benefits from 3 reception rooms, a well equipped modern fitted kitchen/breakfast room, 3 bedrooms (1 ensuite). Further features include allocated parking, a ground floor cloakroom, oil fired central heating and an attractive courtyard garden. EPC: C, Council Tax Band: C

### LOCATION

SWAFFHAM BULBECK is a picturesque village ideally placed for Cambridge (8 miles) and Newmarket (7 miles). The village benefits from a primary School and a post office and thriving village shop.

3 2 3

**£1,750 PCM**





## Entrance Hall

with front door, staircase to the first floor with storage cupboard under, cloaks cupboard with hanging rail, radiator.

## Sitting Room

with electric fireplace and surround, 2 radiators, doors to conservatory.

## Kitchen / Breakfast Room

fitted with a range of base and wall mounted units, freestanding electric oven and hob with extractor hood over, washing machine, integrated fridge/freezer, sink and drainer with mixer tap, part tiled walls, wall mounted oil fired boiler (set in a cupboard), tiled floor, window to rear aspect, French doors to garden, radiator.

## Dining Room

with radiator, window to front aspect, radiator.

## Office

with window to front, radiator

## Cloakroom

with low level WC, hand wash basin with tiled splash back, extractor fan, radiator.

## Conservatory

with tiled floor, opening into paved courtyard area.

## Stairs and Landing

with storage cupboard housing hot water cylinder.

## Master Bedroom

with dormer window to front aspect, radiator and door to: Ensuite Shower Room comprising a shower cubicle, low level WC, pedestal hand wash basin, tiled walls and floor, dormer window to rear aspect, radiator.

## Bedroom 2

with radiator, sash window to front aspect.

## Bedroom 3

with radiator, sash window to rear aspect.

## Jack and Jill Bathroom

comprising a panelled bath with mixer taps and hand held shower attachment, low level WC, pedestal hand wash basin, tiled walls, extractor fan, radiator.

## OUTSIDE

The property benefits from a fully enclosed courtyard-style garden which is paved with decorative gravel borders.

## Letting Agents Notes

Deposit - £2019.00

Holding Deposit - £403.00

Square Footage - 1302.43

For more information on this property please refer to the Material Information brochure on our Website.

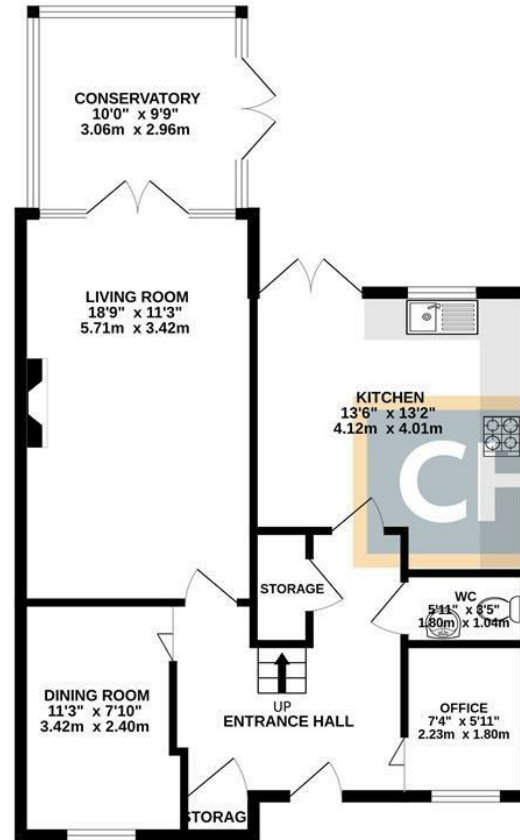




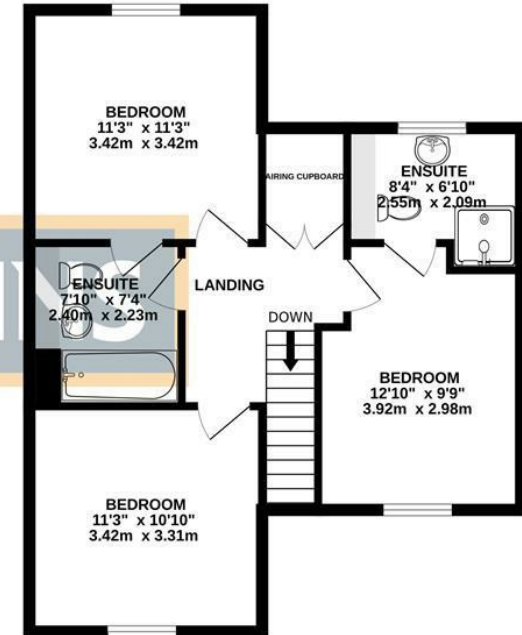
| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs | Current                 | Potential |
| (92-100) A                                  |                         | 81        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 71                      |           |
| (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 |           |

£1,750 PCM  
Council Tax Band - C  
Local Authority - East Cambs

GROUND FLOOR  
749 sq.ft. (69.5 sq.m.) approx.



1ST FLOOR  
562 sq.ft. (52.2 sq.m.) approx.



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TOTAL FLOOR AREA: 1310 sq.ft. (121.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Agents note:

For more information on this property please refer to the Material Information Brochure on our website.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

