



The Green, Snailwell, CB8 7LT

CHEFFINS

The Green

Snailwell,
CB8 7LT

- Large Plot
- Potential For Extension STP
- Desirable Location Within Easy Reach Of Newmarket
- Situated In The Heart Of The Village
- Countryside Views
- NO ONWARD CHAIN
- 3 Bedrooms
- Outbuilding Ideal For Conversion

A 3 bedroom semi-detached property situated in the heart of the desirable village of Snailwell. The property offers huge scope for extension (stp) with a fantastic plot, there are large gardens to the front and the rear overlooking fields. No Onward Chain.

3 1 2

Offers In Excess Of £325,000





LOCATION

SNAILWELL is a highly regarded village 3 miles north of Newmarket with an interesting range of period properties and limited amenities including a Public House. Cambridge & Bury St Edmunds are easily accessible via the A14 lying 14 miles south west and 15 miles south east respectively.

ENTRANCE HALL

with stairs to the first floor, electric storage heater, entrance door, double glazed window to the front aspect.

LIVING ROOM

with an electric storage heater, double glazed window to the rear aspect.

KITCHEN/DINING ROOM

An open plan dual aspect room with a range of matching wall and base units with work surfaces over, stainless steel sink with mixer taps, space and plumbing for appliances, electric storage heater, vinyl flooring, tiled splashbacks.

Dining area with an electric storage heater, under stairs storage cupboard.

REAR LOBBY

with door to the front and rear aspects, access into the outbuilding currently used as a workshop but ideal for conversion with power and light and a window to the rear.

FIRST FLOOR

LANDING

with access to the loft space, window to the front aspect.

BEDROOM 1

with a built-in storage cupboard, electric storage heater, window to the rear with countryside views.

BEDROOM 2

with a built-in wardrobe, electric storage heater, window to the rear with countryside views.

BEDROOM 3

with an electric storage heater, window to the front aspect.

BATHROOM

with a suite comprising a low level WC, pedestal wash hand basin, side panel bath with electric shower over, electric storage heater, window to the front aspect.

OUTSIDE

To the front of the property is a good sized frontage which is mainly laid to lawn with box hedge to the front boundary, a pathway leads to the front entrance door and to the outbuilding. Potential for off-road parking (stp)

To the rear of the property is a long garden (approx. 200ft), mainly laid to lawn and enclosed by timber fencing, 2x timber build sheds, greenhouse, gated rear access leading onto a track to the rear of the property (potential off-road parking).

Sales Agents Notes

Please note the property has a septic tank which is shared with No's. 1-10 The Green, this is emptied by Sanctuary Housing and is located next to the garages at the rear of the garden.

The property is located within Snailwell Conservation Area.

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



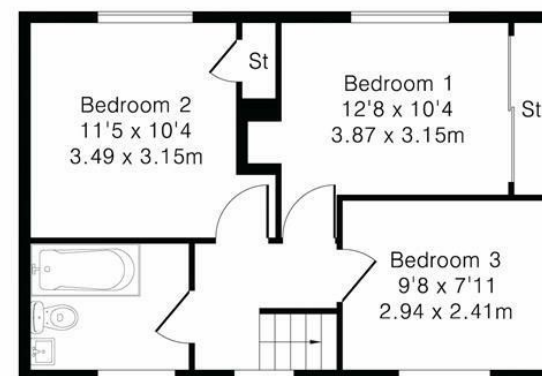




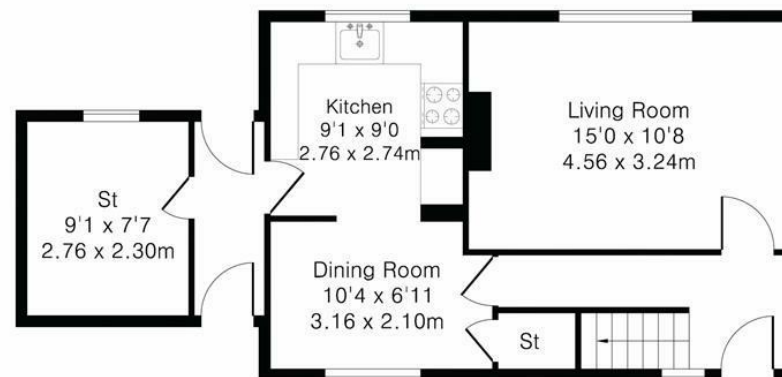
Approximate Gross Internal Area 887 sq ft - 82 sq m

Ground Floor Area 495 sq ft – 46 sq m


First Floor Area 392 sq ft – 36 sq m



First Floor



Ground Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Offers In Excess Of £325,000

Tenure – Freehold

Council Tax Band – C

Local Authority – East Cambridgeshire



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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

Black Bear Court High Street, Newmarket, CB8 9AF | 01638 663228 | cheffins.co.uk

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.

