



HARVEY ROBINSON

£100,500

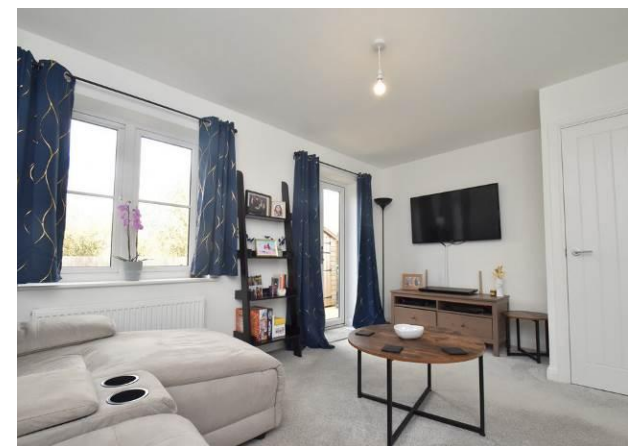
Burgess Close

Swavesey, CB24 4AP

- Semi-Detached Home
- Two Generous Double Bedrooms
- 30% Shared Ownership
- Open Plan Kitchen Diner

- Immaculately Presented Throughout
- Perfect For First Time Buyers
- Off-Road Parking
- Swavesey Village College Catchment

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PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to present for sale this 30% shared ownership house nestled in the heart of Swavesey. Located at the end of a quiet cul-de-sac, overlooking a tranquil pond, this property is the perfect first time home and offers a modern, yet classic way of living. This stunning property, constructed in 2023 is immaculately presented throughout and is truly 'move in ready'. The ground floor of this beautiful home provides a spacious entrance hall, light and airy front facing kitchen diner with integrated appliances, a cloakroom and a lounge with double doors to the rear garden. The first floor provides two generous bedrooms, a white three-piece suite family bathroom and built-in storage. The rear garden offers privacy and is mostly laid to lawn with a patio area, creating a perfect place to spend time with family and friends. This property offers off road parking on a driveway for one car. For this property, there is an option to staircase to 100% for all prospective buyers. Interest in this beautiful home, in a sought-after location is expected to be high, so in order to avoid disappointment, please contact the St Ives office to arrange a viewing.



LOCATION AND AMENITIES

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 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

Management Company: Anthem Management

Management Charge: £609.22 p/a management and maintenance of the development, as well as maintenance of common areas and services. Reviewed yearly.

Rent Payment for additional 70% share: £121.73 p/w- paid to South Cambs District Council

Post Code for SatNav: CB24 4AP

What3Words Location: [///cherubs.meanders.button](https://www.what3words.com/cherubs.meanders.button)

Property Built: 2022

Council Tax Band: C

EPC Rating: B

Conservation Area: No

Heating Type: Gas Central Heating

Boiler Installed: 2022, with installation certificate

UPVC Windows: Installed 2022

Utilities: Mains Water, Mains Electricity, Mains Sewage

Property Owned: Since New

Seller's Onward Movements: Upsizing Locally

Rear Garden Boundary: Right

Rear Garden Aspect:

Primary School Catchment: Swavesey Primary School

Secondary School Catchment: Swavesey Village College

Water Meter: Yes, under driveway

Loft: Part-boarded

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.

GENERAL

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

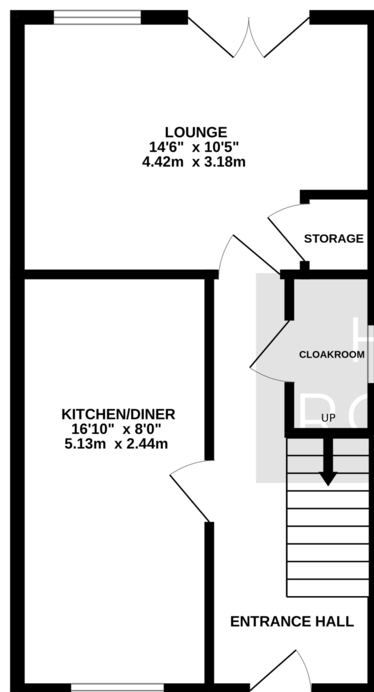
Need to sell your property? Please contact us to arrange your free, no obligation Market Appraisal.

For independent whole of market mortgage advice please call the team to book your appointment.

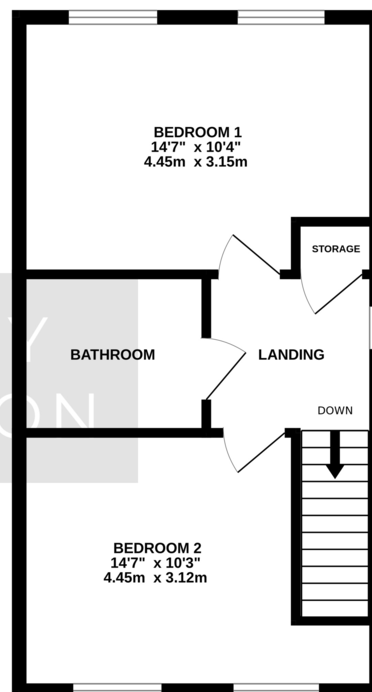




GROUND FLOOR
396 sq.ft. (36.8 sq.m.) approx.



1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA: 791 sq.ft. (73.5 sq.m.) approx.
Made with Metropix ©2025

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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