



Kennedy
&co.

The Spinney

Lower Road, Tadlow

SG8 0EJ

Asking Price Of £395,000

Three bedrooms

Non-estate location

Approx half acre of mature plot

Set back from the road

Overlooking farmland

Improvements required



A unique and rarely available three bedroomed semi detached family home on approx. half an acre of mature plot, set back from the road and over looks farmland. Even though this property has had an extension, further works and improvements are required throughout to appreciate this non estate family home.

The property can be located in the Hamlet of Tadlow on the Herts/Cambs boarder and provides excellent links to Cambridge and beyond. Tadlow has a church, play park and tennis court along with lots of countryside walks.

Primary schooling is available close-by in the village of Orwell, with secondary education available at Bassingbourn Village College, both with good Ofsted ratings.

PARTICULARS

Double glazed door to:

HALLWAY

Stairs rising to the first floor. Consumer board. Plumbing for radiator (not fitted).

LOUNGE

20' x 10' (6.1m x 3.05m) Double glazed window to the front. Radiator. Fireplace with wood burning stove. Under stairs cupboard. Radiator.

UTILITY

13' 2" x 6' (4.01m x 1.83m) Double glazed window and door to the rear. Base unit with sink. Radiator. Boiler.

KITCHEN/BREAKFAST ROOM

14' 2" x 12' 9" (4.32m x 3.89m) Base and wall mounted units with rolled edge worktops. Oven and grill. Double glazed window to the rear. Double glazed window and door to the side.

BEDROOM ONE

14' 3" x 12' 8" (4.34m x 3.86m) (Ground floor) Double glazed window to the front. Radiator.

LANDING

Double glazed window to the side. Access to the loft space.

BEDROOM TWO

13' 3" x 9' 3" (4.04m x 2.82m) MAX Double glazed window to the front. Radiator.

BEDROOM THREE

16' 7" x 7' 5" (5.05m x 2.26m) Double glazed window to the rear. Radiator.

BATHROOM

Three piece suite comprising: Bath, W.C, and wash hand basin. Airing cupboard.

EXTERNALLY

The overall plot consist of approx. half an acre of mature trees, hedging and lawn area. Driveway with parking and dilapidated garage.





COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

South Cambridgeshire District Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	42 E	
21-38	F		
1-20	G		

OFFICE

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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.