



Carter Jonas



## 3 ELSWORTH ROAD, BOXWORTH, CB23 4LX

- Cambridge – approx. 8 miles
- St Ives- approx. 8 miles

- 2 bedrooms
- Semi-detached house
- Stunning open field views
- 2 reception rooms
- No onward chain
- Rarely available
- Large driveway & garden
- EPC rating E

Boxworth is an attractive and tranquil South Cambridgeshire village with a strong local community situated approximately 8 miles northwest of the University City of Cambridge, with easy access to the A14. The village falls in catchment area for Elsworth primary school and Secondary education is available at Swavesey Village College. Boxworth is renowned for being a relatively small village, with around 100 houses.

3 Elsworth Road is one of two semi-detached family residences, thoughtfully re-configured providing well-proportioned living accommodation throughout. The current owners have ensured that the property is well-maintained and have made the relevant improvements during their ownership including a re-fitted kitchen and bathroom suite. The two reception rooms provide ample living space and comfortably accommodate large furniture.

The first-floor accommodation comprises spacious landing, two bedrooms and family bathroom suite. The principal bedroom spans the full width of the property and provides ample living space.

Outside, the front of the property is primarily gravelled, providing ample off-street parking arrangements for multiple vehicles. The rear garden is primarily laid to lawn, fully enclosed with a low-level picket fence. There is a patio area, ideal for al fresco dining and entertaining guests.

**AGENTS NOTE:** The property currently has planning permission pending for an exceptional two storey side and rear extension Ref (21/03759/HFUL) via South Cambridge Council, subject to the relevant planning consents.

**DELIGHTFUL TWO BEDROOM SEMI DETACHED COTTAGE OF CHARACTER, VASTLY IMPROVED THROUGHOUT, SET UPON A GENEROUS PLOT OF MATURE GARDENS, SITUATED WITHIN THE HIGHLY-REGARDED VILLAGE OF BOXWORTH.**





**ADDITIONAL INFORMATION:**

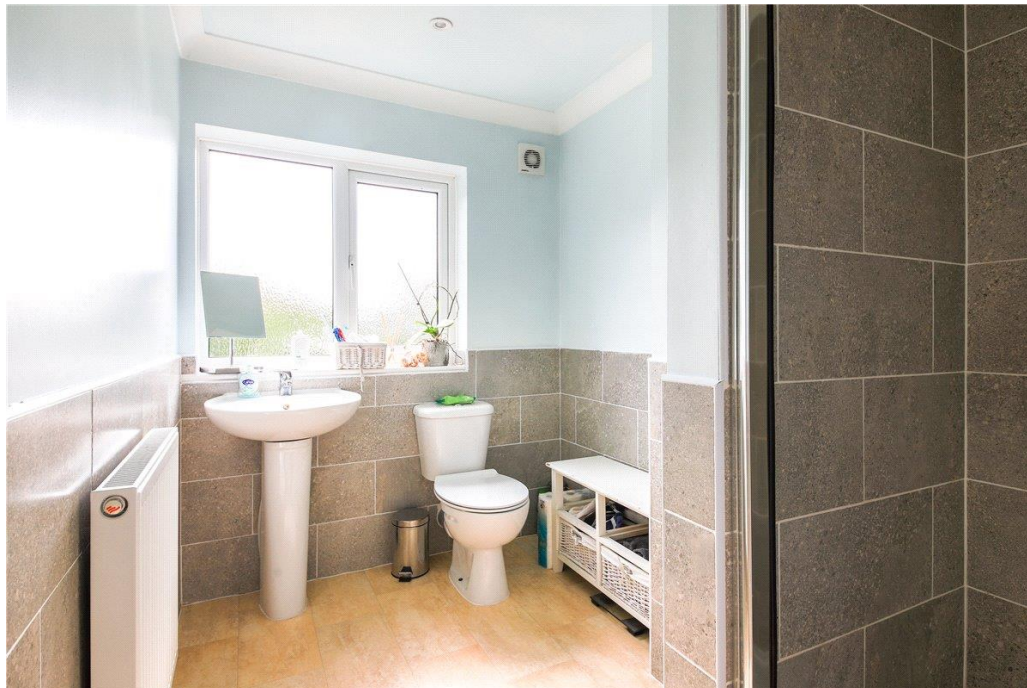
**TENURE:** Freehold

**SERVICES:** Mains electricity and drainage – Oil fired central heating

**LOCAL AUTHORITY:** South Cambridgeshire District Council

**COUNCIL TAX:** Band C

**VIEWING:** Strictly by appointment through selling agents Carter Jonas 01223 472011





## Ground Floor

Approx. 39.1 sq. metres (421.0 sq. feet)



## First Floor

Approx. 32.6 sq. metres (351.0 sq. feet)



Total area: approx. 71.7 sq. metres (772.0 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Classification L2 - Business Data