Clarke Philips

Estate Agents & Property Management



VICARAGE AVENUE | SAWSTON

Semi - Detached Bungalow Walking Distance to High Street

VICARAGE AVENUE | SAWSTON

Guide Price £220,000 Freehold

FEATURES

- CASH BUYERS ONLY – Non-standard Hawkesley construction
- Three-bedroom bungalow requiring modernisation
- Spacious lounge/dining room
- Generous kitchen with French doors to the rear garden
- Good-sized enclosed rear garden with outbuildings
- Walking distance to Sawston High Street and local amenities
- Convenient access to Cambridge and Saffron Walden
- Rail connections available at Great Shelford
- Scope for improvement and personalisation
- NO ONWARD CHAIN – VACANT POSSESSION

DESCRIPTION

CASH BUYERS ONLY – NON-STANDARD HAWKESLEY CONSTRUCTION

A spacious THREE BEDROOM BUNGALOW situated within an established residential area of the popular village of Sawston, within walking distance of the High Street and its excellent range of amenities. Offering generous accommodation throughout, a good-sized rear garden and considerable scope for modernisation, this property presents an excellent opportunity for purchasers seeking a renovation project. Conveniently located for Cambridge, Saffron Walden and railway connections at Great Shelford. NO ONWARD CHAIN.

Lounge/Dining Room 24'0" x 10'11" (7.32m x 3.35m)
A particularly spacious reception room offering ample space for both living and dining furniture. Benefiting from natural light and a flexible layout, with access to the kitchen and central hallway.Feature gas fire with back boiler.







ACCOMMODATION

Kitchen/Breakfast Room 16'11" x 10'0" (5.18m x 3.05m)
Generous kitchen featuring a range of fitted wooden cupboards, worktop space and room for dining. French doors provide direct access to the rear garden and patio area. The kitchen would benefit from updating, offering excellent potential for purchasers to create a space suited to their own requirements.

Bedroom 1 11'11" x 9'10" (3.64m x 3.02m)
A good-sized double bedroom featuring an extensive range of fitted wardrobes, offering plenty of storage space.

Bedroom 2 10'11" x 8'11" (3.35m x 2.74m)
Further well-proportioned bedroom with a window overlooking the rear garden.

Bedroom 3
A versatile third bedroom, suitable for use as a single bedroom, guest room or home office. Build in cupboard and further cupboard housing immersion tank.

Shower/Wet Room
Fitted with a walk-in shower area, wash hand basin and WC. The room provides generous floor space and offers scope for updating.

Outside
To the front, the property enjoys an area of lawn with access to the entrance.

The rear garden is of a good size, predominantly laid to lawn with a paved patio and mature planting around the boundaries. Several timber outbuildings provide additional storage. The garden offers considerable scope for improvement.

Property Information
Tenure: Freehold
Council Tax Band: C
Construction: Non-standard Hawkesley construction
Purchaser Restriction: Cash buyers only
Chain: No onward chain
Possession: Vacant possession
Parking: On-street parking









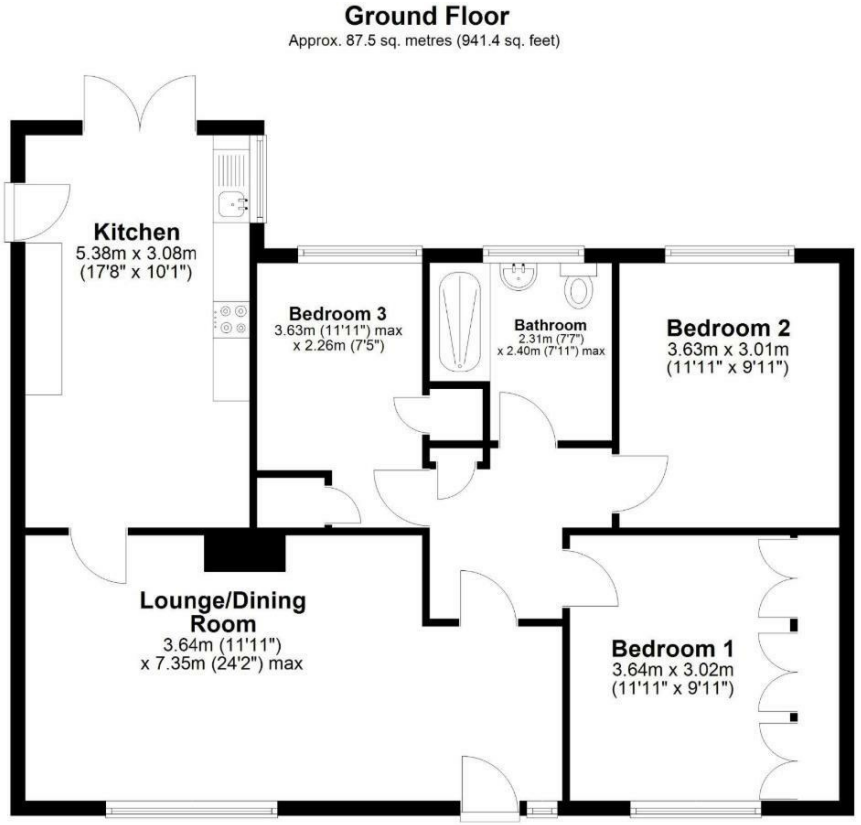


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Cash Buyers Only - Non Standard Construction



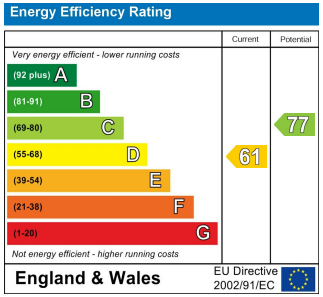


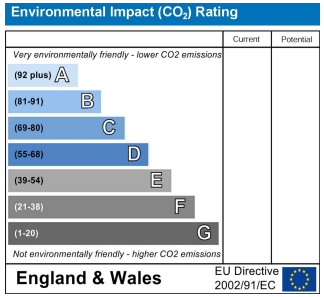


Total area: approx. 87.5 sq. metres (941.4 sq. feet)

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Council Tax Band : C





MONEY LAUNDERING REGULATIONS 2003
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.