Clarke Philips

Estate Agents & Property Management



VICARAGE AVENUE | SAWSTON

2/3 Bedroom Semi-detached bungalow - Requiring Modernisation

VICARAGE AVENUE | SAWSTON

Guide Price £299,950 Freehold

FEATURES

- Two/three-bedroom semi-detached bungalow
- Hawkesley build of non-standard construction — cash buyers only
- Generous corner plot overlooking a communal green
- Driveway and detached double garage
- Rear garden arranged in two sections, with greenhouse and timber shed
- Within walking distance of Sawston High Street and local schools
- Convenient access to the A11 and M11 - well placed to Whittlesford train station
- Well placed for Addenbrooke's Hospital and the Cambridge Biomedical Campus
- No onward chain
- Awaiting EPC

DESCRIPTION

CASH BUYERS ONLY | NO ONWARD CHAIN

A two/three-bedroom semi-detached bungalow of Hawksley prefabricated construction, occupying a generous corner plot overlooking a communal green. The flexible accommodation includes a shower room, rear lobby and useful storeroom, with a double garage providing further storage or parking.

The property offers scope for a purchaser to update it to their own requirements and is available with no onward chain. Due to its non-standard construction, it is being marketed to cash buyers only.

Entrance Hall 15'11" x 8'2" (4.84m x 2.49m)
Window and door to front aspect.

Living Room 12'0" x 18'0" (3.65m x 5.49m)
Window to front, Feature fireplace with a brick-built surround, timber mantel and fitted gas convector heater.







ACCOMMODATION

Kitchen 11'11" x 10'2" (3.64m x 3.09m)
Wide selection of base units with double oven and electric hob. Gas boiler and washing machine. Space for fridge/freezer and window to side aspect.

Rear Lobby 7'9" x 9'10" (2.37m x 2.99m)
Two windows to side aspects, with doors leading to driveway and into the rear garden.

Store Room 6'4" x 7'6" (1.94m x 2.28m)
Selection of storage units with worksurface.

Master Bedroom 12'0" x 12'0" (3.65m x 3.65m)
Window to front aspect. selection of fitted bedroom furniture.

Bedroom 2 12'0" x 9'9" (3.65m x 2.97m)
Window to rear aspect. selection of fitted bedroom furniture.

Bedroom 3 / Study /Dining Room 8'2" x 7'7" (2.50m x 2.30m)
Window to rear aspect with built in cupboard and airing cupboard.

Shower Room 8'0" x 8'2" (2.44m x 2.49m)
Double Shower cubicle, low level WC and hand wash basin. window to rear aspect.

Outside
The property occupies a generous corner plot overlooking a communal green. A walled front garden has gated access and is mainly laid to patio, with a driveway leading to the detached double garage.

The rear garden is arranged in two sections, mainly laid to lawn, with patio areas, a greenhouse and a timber shed.

Agents Note
The property has gas central heating and is in Council Tax Band C. The EPC is awaited. The bungalow is a Hawkesley build of non-standard construction and is therefore being marketed to cash buyers only.









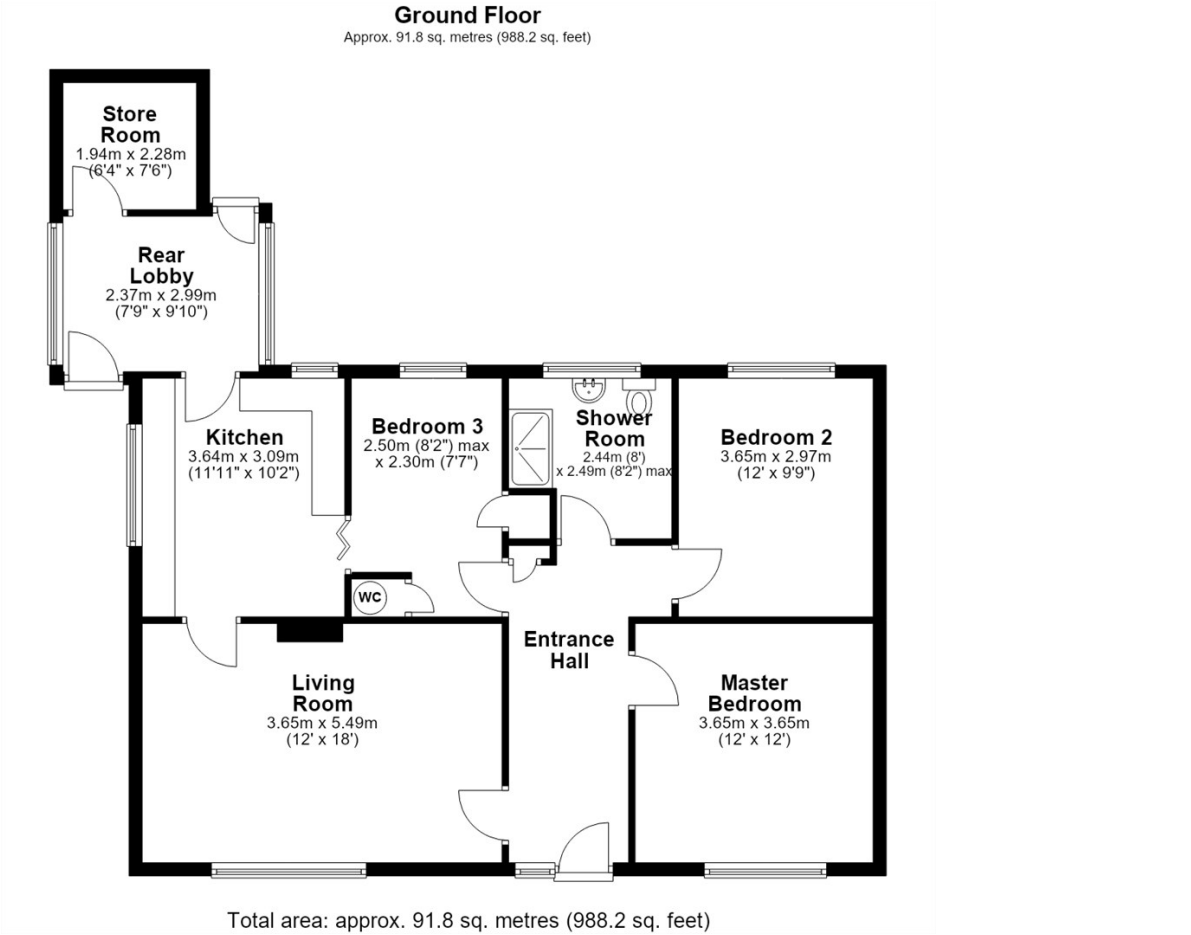


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Hawkesley build of non-standard construction – **cash buyers only**



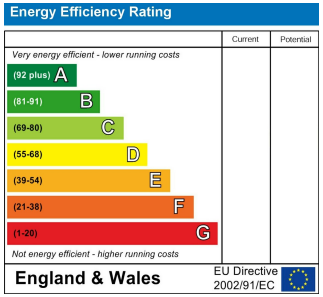


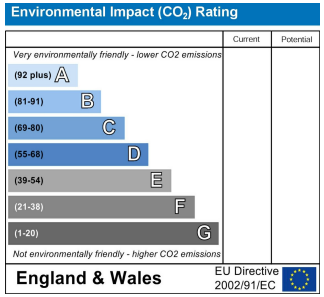


Total area: approx. 91.8 sq. metres (988.2 sq. feet)

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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.