



11 Elder Close, Sawston, Cambridge, CB22 3BB  
Guide Price £320,000 Freehold



rah.co.uk  
01223 800860

**A THREE BEDROOM TERRACE HOUSE WITH SCOPE FOR EXPANSION AND REQUIRING REFURBISHMENT, SET WITHIN A GOOD SIZED GARDEN, ENJOYING A QUIET CUL-DE-SAC POSITION WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE.**

- 3 bedroom terrace house
- 800 sqft/75 sqm
- Built in the 1970s
- EPC-E/40
- Chain free
- 2 reception rooms, 1 bathroom
- 0.05 acre plot
- Garage en bloc
- Council tax band-C

The property occupies a pleasant cul-de-sac position just a short walk from the thriving village centre, schooling and medical facilities. The property offers a potential purchaser great scope for expansion (STPC), reconfiguration and modernisation and as a number of houses in the street enlarged, planning consents should be reasonably straight forward. The property further boasts a garage nearby en bloc.

The accommodation comprises an entrance hall with stairs to first floor accommodation with large recess under, which could easily accommodate a study area. The kitchen is fitted with a range of base level and wall mounted storage cupboards, fitted working surfaces with inset single sink unit with mixer tap and drainer, space for a fridge/freezer, washing machine and a gas cooker point. The ground floor shower room comprises a low level WC, vanity wash hand basin and a generous walk-in shower. The dining room opens to the sitting room which in turn has access to the garden.

Upstairs there are three bedrooms, one large bedroom with fitted wardrobe cupboard and two single bedrooms.

Outside there is a parking area close by with no parking restrictions. The rear garden is laid mainly to lawn with a generous paved patio with retractable awning over, timber shed and gated rear access. The single garage nearby has an up and over door. The rear garden is west facing so gets the afternoon sun

**Location**

Sawston is one of South Cambridgeshire's largest communities and offers a first class range of amenities including a village supermarket, shops, bank, chemist, GP surgery and professional facilities. There are four coffee shops, three family and pet orientated pubs, highly rated Chinese and Indian restaurants and sporting facilities for all ages with three recreation grounds, one with a new skate park. The cricket team is the current East Anglian league champions. There is ready access to the neighbouring science and business parks, and to Addenbrooke's Hospital and the Biomedical Campus. There are two primary schools, the Sawston Child Care Nursery School, and the highly-rated Sawston Village College (Sunday Times State 11-16 Secondary School of the Year 2025). Junction 10 of the M11 is about 3 miles away and Whittlesford mainline station is about 1.5 miles with an excellent commuter service to London Liverpool Street in under an hour. Stansted Airport is within easy reach being approximately 22 miles away. There is a regular bus service and cycle path to Cambridge City centre.

**Tenure**

Freehold

**Services**

Mains services connected include: electricity, water and mains drainage. No heating at the property. Gas is connected to the property.

**Statutory Authorities**

South Cambridgeshire District Council  
Council tax band-C

**Fixtures and Fittings**

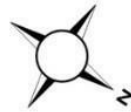
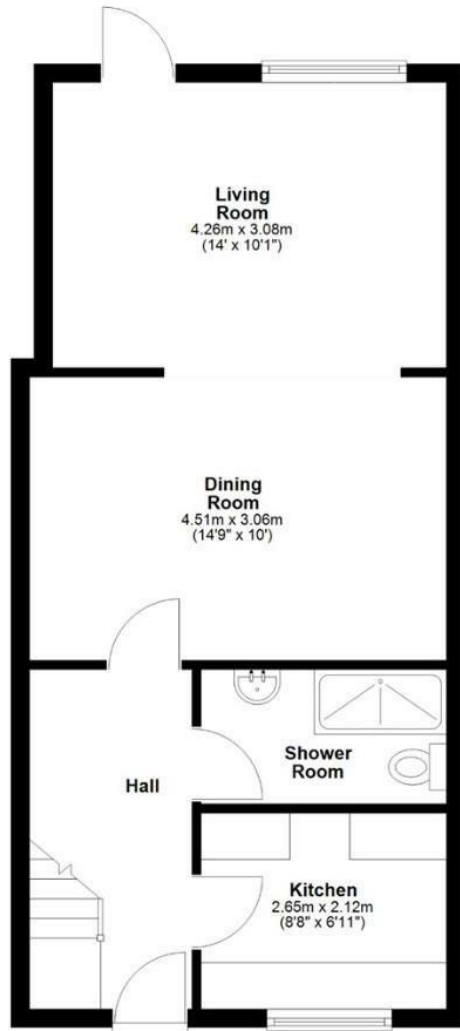
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

**Viewing**

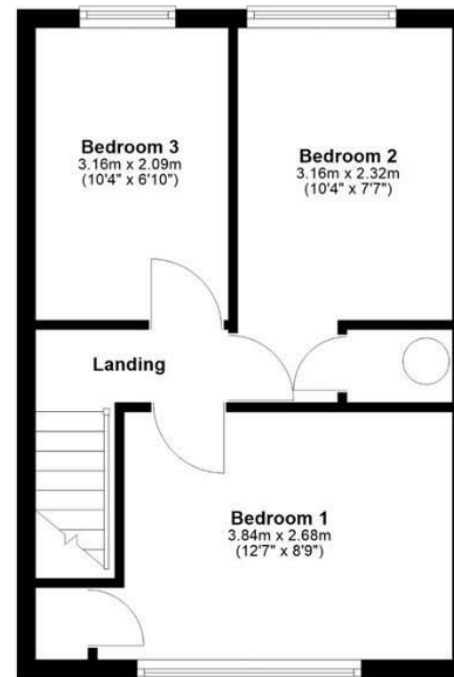
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris



**Ground Floor**



**First Floor**



**Approx. gross internal floor area 75 sqm (800 sqft)**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

