



22 New Road, Sawston, Cambridge, CB22 3BW
Guide Price £350,000 Freehold



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A GENEROUSLY PROPORTIONED STAGGERED TERRACED HOUSE EXTENDING TO 1225 SQFT, WITH SCOPE FOR MODERNISATION, SET WITHIN WONDERFUL GARDENS, LOCATED CONVENIENTLY FOR THE VILLAGE COLLEGE AND THRIVING VILLAGE CENTRE.

- 3 double bedroom terraced house
- Gas fired central heating boiler (fitted 2024)
- Scope for modernisation
- Garage en bloc
- Council tax band - D
- 1225 sqft/114 sqm
- 1.5 bathrooms, 1 reception room
- Well equipped kitchen/breakfast room
- 0.2 acres
- Chain free

The property enjoys a fabulous position set back and screened from the road and overlooking a delightful green space, short walk from the village college, primary school and shopping area. The house extends to 1225 sqft and offers great scope for modernisation and potential reconfiguration. All is set within a large mature garden, extending to approximately 0.2 acres with a large one car garage en bloc nearby.

The accommodation comprises an entrance porch with cloakroom/WC just off, extending to a rear porch which has plumbing and space for a washing machine and tumble dryer. From the porch the reception hall has stairs rising to first floor accommodation, large recess under and a fitted storage cupboard. The triple aspect sitting/dining room boasts a feature fireplace with inset gas fire plus a door to the garden. The kitchen is fitted with a range of base level and wall mounted storage cupboards, ample fitted working surfaces, and breakfast bar plus one and a half sink unit with mixer tap and drainer, four ring gas hob, oven, extractor and a wall mounted gas fired central heating boiler fitted in 2024.

There are three large double bedrooms, all with fitted wardrobe cupboards, a shower room and a separate WC.

Outside there is an expansive lawned front garden with a pathway to the front door. The rear garden is laid mainly to lawn with a generous paved patio, fish pond, mature trees and bushes and extends to an additional garden beyond, again laid to lawn with large shed, greenhouse, brick built workshop, selection of mature trees and bushes and gated rear access which gives pedestrian access to the garage en bloc. Please note the garage is accessed via a side road nearby.

Location

Sawston is one of Cambridgeshire's largest communities and as such offers a first class range of amenities. A village supermarket, shops, bank, chemist and professional facilities are included and two business parks are on the outskirts. There are two primary schools, the Sawston Child Care Nursery School, and Sawston Village College which offers a variety of adult educational opportunities.

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 also 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: gas, electricity, water and mains drainage.

Statutory Authorities

South Cambridgeshire District Council
Council tax band - D

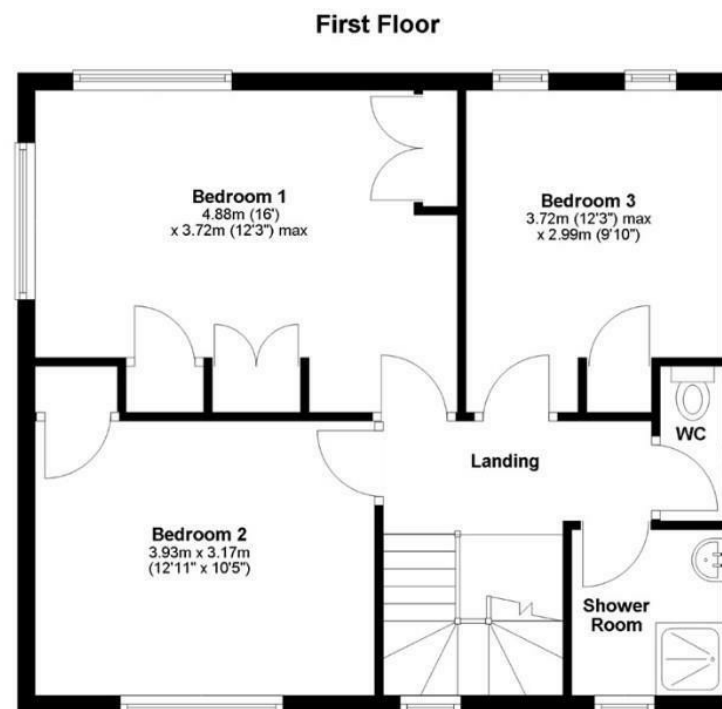
Fixtures and Fittings

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





Approx. gross internal floor area 114 sqm (1225 sqft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		66	80
EU Directive 2002/91/EC			

