



FOR SALE  
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ARNOLD  
& HARRIS  
01223 800860  
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64 New Road, Sawston, CB22 3BW  
Guide Price £375,000 Freehold



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**A THREE-BEDROOM PERIOD TERRACED HOUSE, MUCH IMPROVED AND BEAUTIFULLY PRESENTED SET WITHIN A PRIVATE AND ENCLOSED GARDEN AND LOCATED WITHIN THIS THRIVING VILLAGE.**

- Terraced house
- 3 beds, 1 bath, 2 recepts
- Re-fitted kitchen and bathroom
- Allocated parking area for two vehicles
- Council tax band - C
- 975 Sqft / 91 Sqm
- 0.03 acres
- New gas fired central heating to radiators
- EPC - D / 68

The property enjoys a fine position located on the Northern side of the village just a short walk from the primary school, Village College and amenities. The current owners have transformed the property with a programme of full refurbishment, notably replacing the kitchen, bathroom, new heating system, full decoration and garden landscaping.

The accommodation comprises an entrance hall to a sitting room with door through to the dining room with stairs rising to first floor accommodation. The kitchen has been re-fitted with attractive cabinetry, ample fitted working surfaces with inset one and a half sink unit, mixer tap and drainer, four ring gas, hob and integrated dishwasher and fridge/freezer. Off the rear lobby is a storage cupboard with plumbing a washing machine and a re-fitted family bathroom.

Upstairs are three good sized bedrooms.

Outside, there is a low maintenance front garden which could be used for additional parking. The rear garden is laid mainly to lawn with an Indian sandstone patio, flower and shrub borders and gated access leads to an allocated parking area for two vehicles.

**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 - C

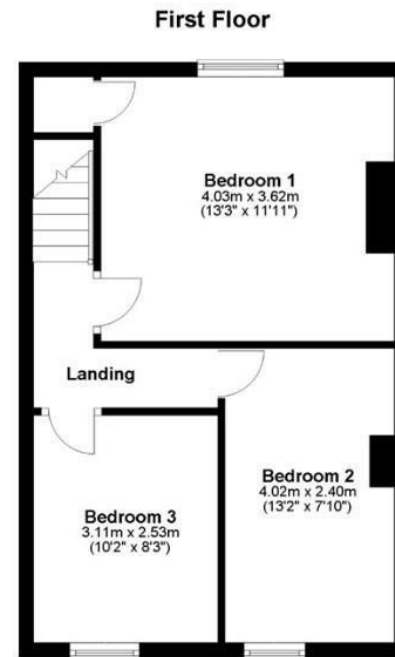
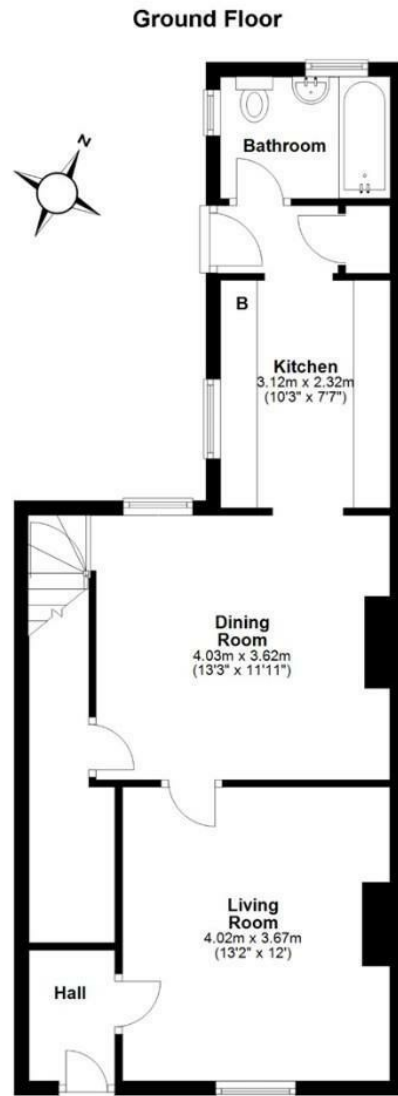
**Fixtures and Fittings**

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





**Approx. gross internal floor area 91 sqm (975 sqft)**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>68</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 & Wales		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.



