



Redmayne Arnold & Harris
estate agents, letting agents & surveyors

rah.co.uk



7 Camping Close, Sawston, Cambridge, CB22 3HP

£1,200

THE PROPERTY

Situated in the sought-after village of Sawston, this delightful one-bedroom end of terrace property offers comfortable living in a convenient and well-connected location. Ideally positioned for easy access to local amenities, Addenbrooke's Hospital, the Babraham Institute, and major road links including the M11, A11 and A505, this home is perfect for professionals or couples.

The property features a bright and welcoming living area, a well-appointed kitchen with space for dining, a spacious double bedroom, and a modern bathroom. As an end of terrace home, it benefits from additional privacy and natural light throughout.

Set back from the road, the property enjoys a generous front garden, providing an attractive outlook and outdoor space to relax. On-street parking is available nearby.

Offered unfurnished or part furnished to suit your needs, this lovely home presents a fantastic opportunity to enjoy village living with excellent transport connections.

This property is managed by RAH.

Council Tax Band: B

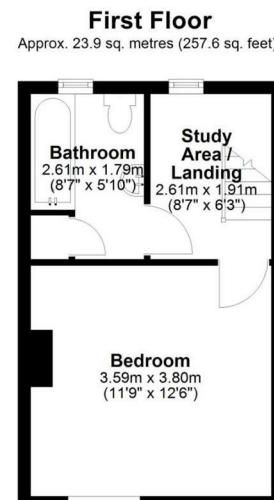
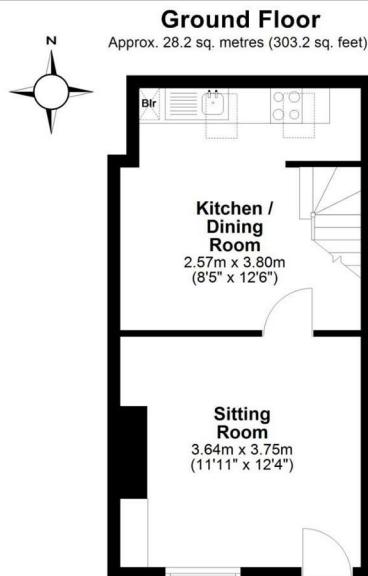
EPC Rating: D

Deposit: £1,380

Holding Deposit: £380

Minimum 6 Month Tenancy

SITUATION



Directions

| 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 | | | |
| EU Directive 2002/91/EC | | | |
| England & Wales | | | |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| EU Directive 2002/91/EC | | | |
| England & Wales | | | |