



103 Old Forge Way

Sawston
CB22 3BD


Guide Price
£325,000



BEE MOVING SOON



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		

GUIDE PRICE £325,000 - £350,000

EXTENDED

SHOWER ROOM & BATHROOM

**OPEN PLAN LOUNGE / DINING
ROOM**

COUNCIL TAX BAND - C

EPC - C / 70

SQ FT - 872.8



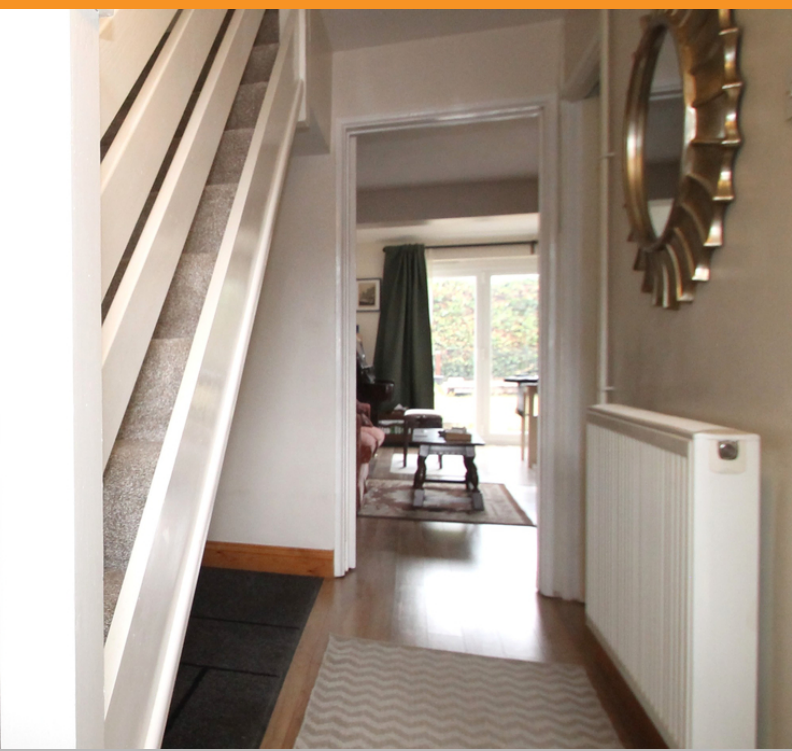
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Tastefully extended to front and rear aspect, well-presented, three bedroom end of terrace property, which is positioned in an established and private cul-de-sac location, in the heart of this thriving village. Your attention is drawn directly to the rear of the property to the welcoming and extended open plan living / dining room space, which you can tell straight away is the hub of this much loved home. The property would make an ideal first time purchase or investment.

The property is of traditional brick construction and accommodation comprises entrance porch, open plan lounge / dining room, kitchen, ground floor bathroom, three first floor bedrooms and shower room, garage en-bloc.

Sawston is one of South Cambridgeshire's most highly requested villages, which is popular with families and commuters alike with excellent local shops, schools, restaurants and is near to Whittlesford railway station with links into London & Cambridge. The nearby City of Cambridge is world renowned for its excellent schools and universities and has not just become known for its incredible academic achievements but also for its bio technology and high-tech facilities over the years. Sawston provides excellent links to these including Addenbrooke's hospital, Granta Park and The Babraham Institute just to name a few.







ENTRANCE PORCH

Double-glazed entrance door; tiled flooring, internal door leading door too.

HALLWAY

Stairs rising to first floor accommodation, with storage under; radiator; doors leading to.

LOUNGE / DINING ROOM

6.03m x 4.43m (19' 9" x 14' 6")

A bright and welcoming main reception room which benefits from having been extended to the rear; light floods through via the bi-folding doors to rear aspect and Velux windows to rear; wooden flooring, two radiators.

KITCHEN

2.589m x 2.136m (8' 6" x 7' 0")

Double-glazed window to front aspect, range of wall and base units with integral single sink drainer with mixer taps, plumbing for washing machine, extractor hood, space for cooker; part tiled walls.

BATHROOM

Obscure double-glazed window to side aspect, three piece white bathroom suite comprising low level w/c, wash hand basin inset in vanity unit, bath with shower over; radiator.

LANDING

Loft access, doors leading to.

BEDROOM ONE

3.81m x 2.77m (12' 6" x 9' 1")

Generous master bedroom benefiting from single wardrobe with shelving, hanging and storage space, double-glazed window to front aspect, radiator.

BEDROOM TWO

3.14m x 2.01m (10' 4" x 6' 7")

A good sized second bedroom with double-glazed window to rear aspect, radiator.

BEDROOM THREE

2.36m x 2.225m (7' 9" x 7' 4")

Double-glazed window to rear aspect, radiator.

SHOWER ROOM

Three piece shower suite comprising low level w/c, wash hand basin, shower cubicle, heated towel rail, tiled flooring.

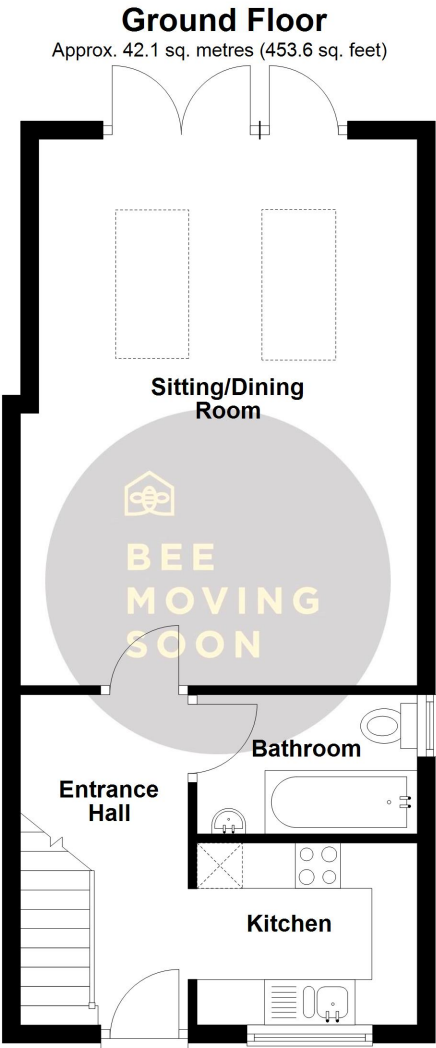
REAR GARDEN

Part enclosed by panel fencing, majority laid to lawn with raised decked seating area to the rear of the garden, mature shrubs, side access gate.

GARAGE EN-BLOC

Up and over door.

FLOORPLAN



Floor plan to be used for guidance only
Plan produced using PlanUp.





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