



63 Edinburgh Avenue

Sawston
CB22 3DW

Offers in Region of
£325,000



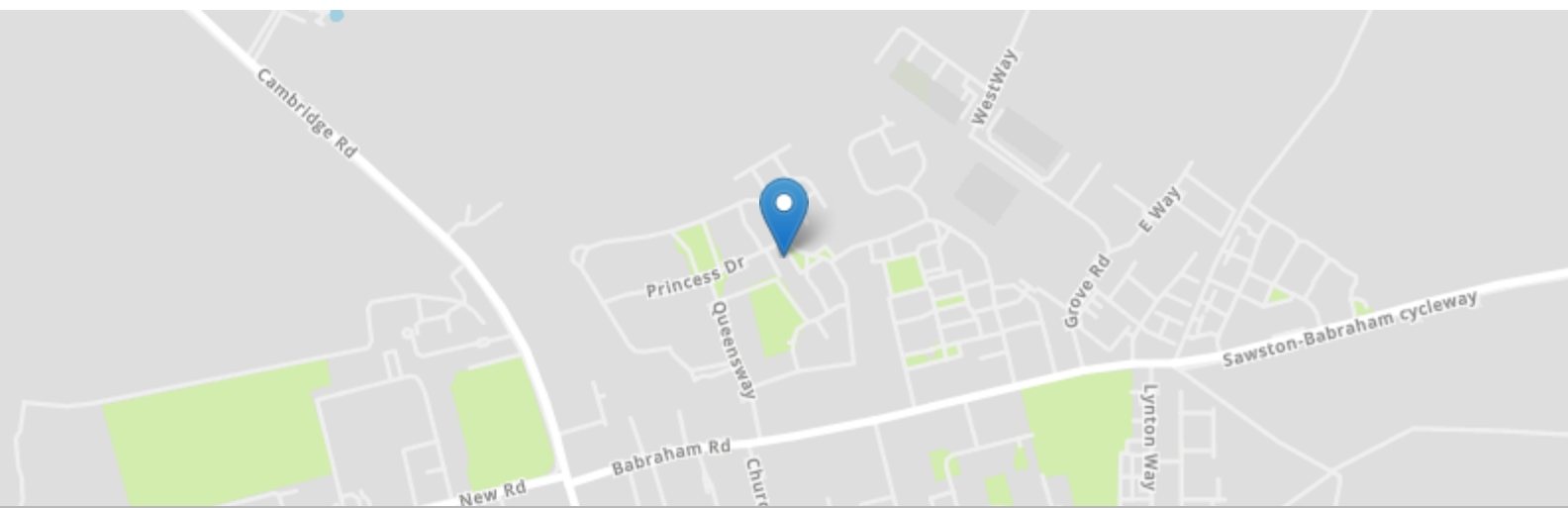
BEE MOVING SOON



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

NO ONWARD CHAIN
OPEN PLAN LOUNGE / DINING ROOM
FIRST FLOOR BATHROOM
COUNCIL TAX BAND - C
EPC - D / 56
SQ FT - 742.7



Positioned on the Northern edge of this thriving village, is this bright, spacious and welcoming three bedroom property, which is offered for sale with the benefit of no-onward chain. Your attention is drawn directly to the open plan living / dining room which benefits from being of dual aspect, allowing the light to flood through and providing views over the mature rear garden.

The property is of Tru-Steel construction and accommodation comprises entrance hallway, lounge / dining room, kitchen, three first floor bedrooms, family bathroom.

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 nearby 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 tech and high-tech facilities over the years and Sawston provides excellent links to these including Addenbrooke's hospital, Granta Park and The Babraham Institute just to name a few.







ENTRANCE HALLWAY

Double-glazed entrance door; stairs to first floor; radiator; doors to.

LOUNGE

4.25m x 4.139m (13' 11" x 13' 7")

Benefiting from being of open plan design leading to the dining room, double-glazed window to front aspect, feature fireplace, under stairs cupboard, radiator.

DINING ROOM

2.48m x 2.45m (8' 2" x 8' 0")

Double-glazed patio doors to rear aspect, allowing the light to flow through, radiator.

KITCHEN

2.71m x 2.41m (8' 11" x 7' 11")

Double-glazed window and door to rear; providing views and access to rear garden, range of wall and base units with inset single sink drainer; extractor hood, space for cooker; space for fridge/freezer; plumbing for washing machine and dishwasher, part tiled walls.

LANDING

Airing cupboard with shelving, doors leading to.

BEDROOM ONE

3.24m x 3m (10' 8" x 9' 10")

Double-glazed window to rear aspect, triple wardrobe with shelving, hanging and storage space, radiator.

BEDROOM TWO

2.993m x 2.937m (9' 10" x 9' 8")

Further double bedroom with double-glazed window to front aspect, single wardrobe with shelving and hanging space, loft access, radiator.

BEDROOM THREE

2.13m x 2.04m (7' 0" x 6' 8")

Double-glazed window to front aspect, radiator.

BATHROOM

Three piece bathroom suite comprising low level w/c, wash hand basin, bath with shower over; obscure double-glazed window to rear aspect, part tiled walls, radiator.

TO THE FRONT OF THE PROPERTY

Area laid to lawn with entrance pathway.

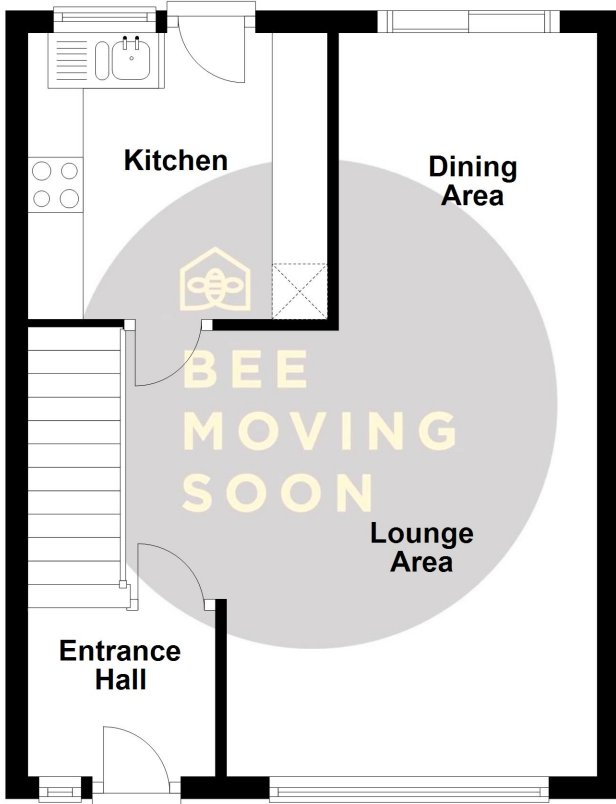
GARDEN

Enclosed by panel fencing with rear access gate, initial patio paved area leading to laid to lawn area with mature plants and shrubs, timber framed storage shed.

FLOORPLAN

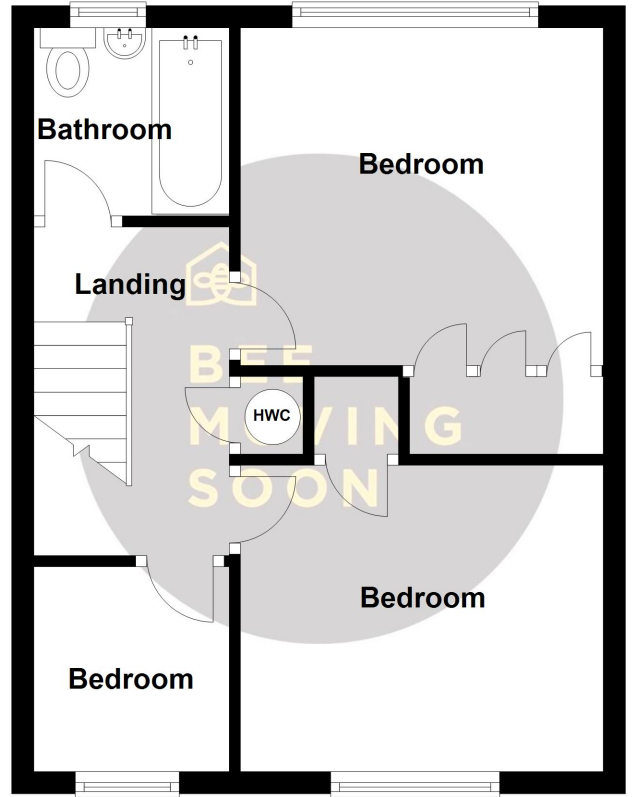
Ground Floor

Approx. 34.5 sq. metres (371.4 sq. feet)



First Floor

Approx. 34.5 sq. metres (371.4 sq. feet)



Total area: approx. 69.0 sq. metres (742.7 sq. feet)

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





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