



39 Stanley Webb Close

Sawston
CB22 3FE

Offers in Region of
£375,000

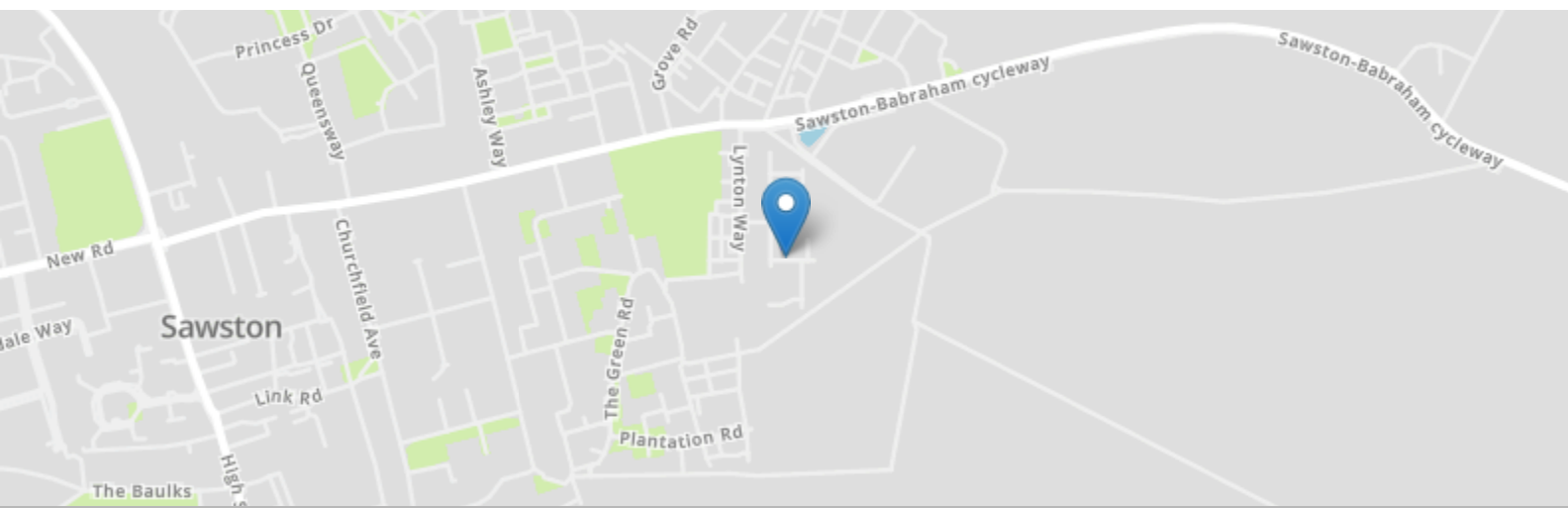


BEE MOVING SOON



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92+) A		
(81-91) B		
(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		EU Directive 2002/91/EC

TWO DOUBLE BEDROOMS
OPEN PLAN KITCHEN / DINING ROOM
CLOAKROOM
OFF ROAD PARKING
COUNCIL TAX BAND - B
EPC - C / 70
SQ FT - 847.6



Located on the Northern edge of this thriving village, is this bright and welcoming two bedroom semi-detached property, which ticks so many of those must have boxes, when you are looking for your first home, including cloakroom, two double bedrooms and parking. Your attention is drawn directly to the open plan kitchen / dining room with light flooding through via the double-glazed French doors which lead to the enclosed rear garden.

The property is of traditional brick construction and accommodation comprises entrance hall, cloakroom, lounge, kitchen / dining room, landing, two double 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 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 HALLWAY

Entrance door; stairs rising to first floor; radiator; doors leading to.

CLOAKROOM

Two piece cloakroom suite comprising low level w/c and wash hand basin, radiator.

LOUNGE

4.308m x 3.192m (14' 2" x 10' 6")

A welcoming main reception room with double-glazed window to front aspect, radiator.

KITCHEN / DINING ROOM

5.07m x 2.867m (16' 8" x 9' 5")

Light floods through via the double-glazed window to rear aspect and the double-glazed French doors providing access to the rear garden. Range of high level and low level fitted units incorporating single sink drainer with mixer taps, oven, gas hob with extractor; plumbing for washing machine, part tiled walls, wall mounted boiler; radiator.

LANDING

Loft access, airing cupboard, radiator; doors leading to.

BEDROOM ONE

4.219m x 3.008m (13' 10" x 9' 10")

A generous master bedroom with double-glazed window to rear aspect, radiator.

BEDROOM TWO

4.028m x 3.023m (13' 3" x 9' 11")

A further good sized double bedroom with double-glazed window to front aspect, storage cupboard, radiator.

BATHROOM

Obscure double-glazed window to rear aspect, three piece bathroom suite comprising low level w/c, wash hand basin, bath with shower over; part tiled wall, heated towel rail.

TO THE FRONT OF THE PROPERTY

Laid to lawn with mature tree and shrubs, entrance pathway.

PARKING

Block paved tandem driveway providing parking.

GARDEN

Enclosed by panel fencing with side access gate, initial summer patio paved seating area, leads from the rear of the house, laid to lawn, timber framed storage shed.

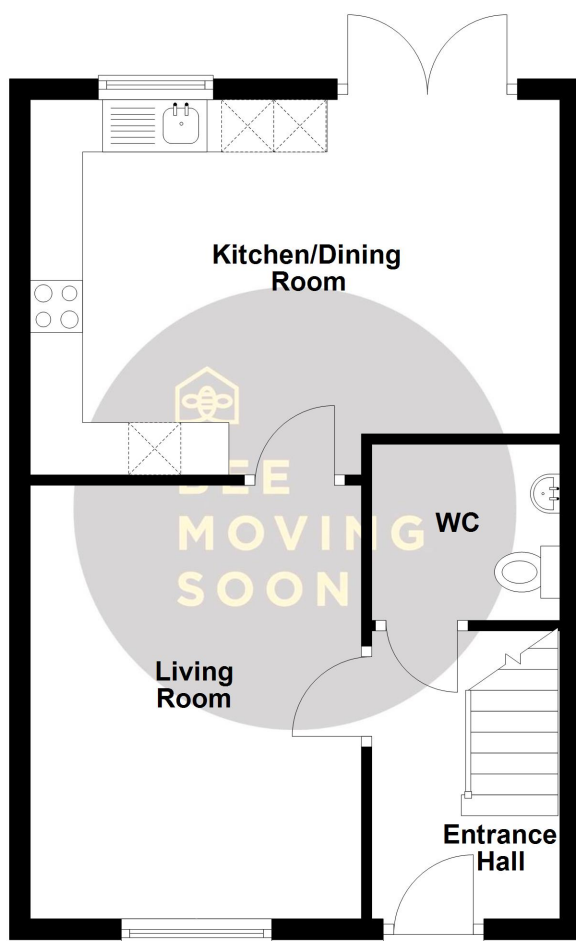
AGENTS NOTES

The vendor has informed us, Stanley Webb Close has a management company and a service charge is payable of approximately £37.37pcm. Please confirm the terms of this via solicitors prior to exchange of contracts.

FLOORPLAN

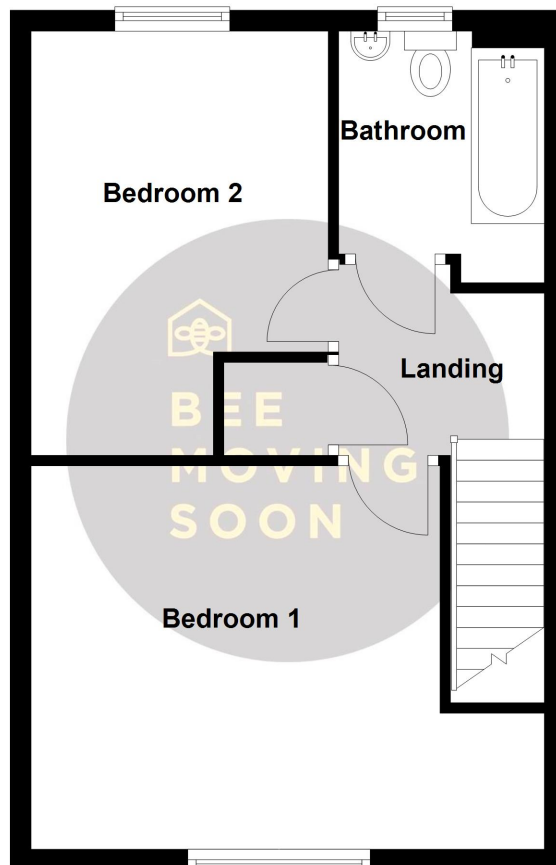
Ground Floor

Approx. 40.5 sq. metres (435.7 sq. feet)



First Floor

Approx. 38.3 sq. metres (411.9 sq. feet)



Total area: approx. 78.7 sq. metres (847.6 sq. feet)





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