



**BEE
MOVING
SOON**



10 Orchard Road, Sawston, Cambridge CB22 3BE

£315,000

www.beemovingsoon.co.uk
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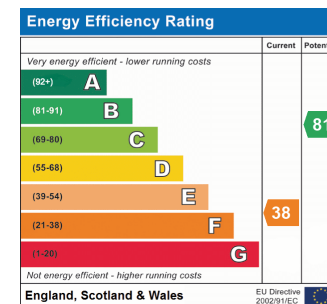
Located within the heart of this thriving village, providing excellent access to all the village amenities is this spacious three bedroom property, which is offered for sale with the benefit of no onward chain and would make an ideal first time purchase.

The property is of traditional brick construction and accommodation comprises entrance hallway, cloakroom, lounge / dining room, kitchen, three first floor bedrooms and 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.

Main Features

- No Onward Chain
- Sq Ft - 924
- EPC - F / 38
- Central Village Location
- Open Plan Living
- Council Tax Band - C
- Enclosed Rear Garden



Disclaimer Property Details

Bee Moving Soon has not tested any of the equipment or the heating system (if mentioned) in these details. Purchasers are advised to satisfy themselves as to their working order and condition. These particulars do not constitute or form any part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate.



Entrance Hallway

Stairs rising to first floor, storage heater, doors leading to.

Cloakroom / Utility

Double-glazed windows to side and front aspect, low level w/c, plumbing for washing machine.

Lounge / Dining Room

6.58m x 3.35m (21' 7" x 11' 0")

A bright and welcoming space benefiting from being of dual aspect allowing the light to flood through via the double-glazed window and double-glazed French doors providing access to garden, two storage heaters.

Kitchen

3.71m x 2.25m (12' 2" x 7' 5")

Double-glazed window to side aspect, wall and base mounted units, including glass display units, single sink drainer with taps, part tiled walls.



Landing

Loft access, airing cupboard, doors leading to.

Bedroom One

3.38m x 3.29m (11' 1" x 10' 10")

Master bedroom with double-glazed window to front aspect, single wardrobe with storage space, panel heater.

Bedroom Two

3.39m x 3.18m (11' 1" x 10' 5")

A further double bedroom with double-glazed window to side aspect, panel heater.

Bedroom Three

3.11m x 2.29m (10' 2" x 7' 6")

A good sized third bedroom with double-glazed window, panel heater.



Bathroom

Three piece white bathroom suite, comprising low level w/c, wash hand basin, bath, part tiled walls, obscure double-glazed window.

Garden

Enclosed by panel fencing with rear access gate, low maintenance garden with raised summer terrace patio area.

