



15 Prince William Way

Sawston
CB22 3SZ

Offers in Region of
£325,000

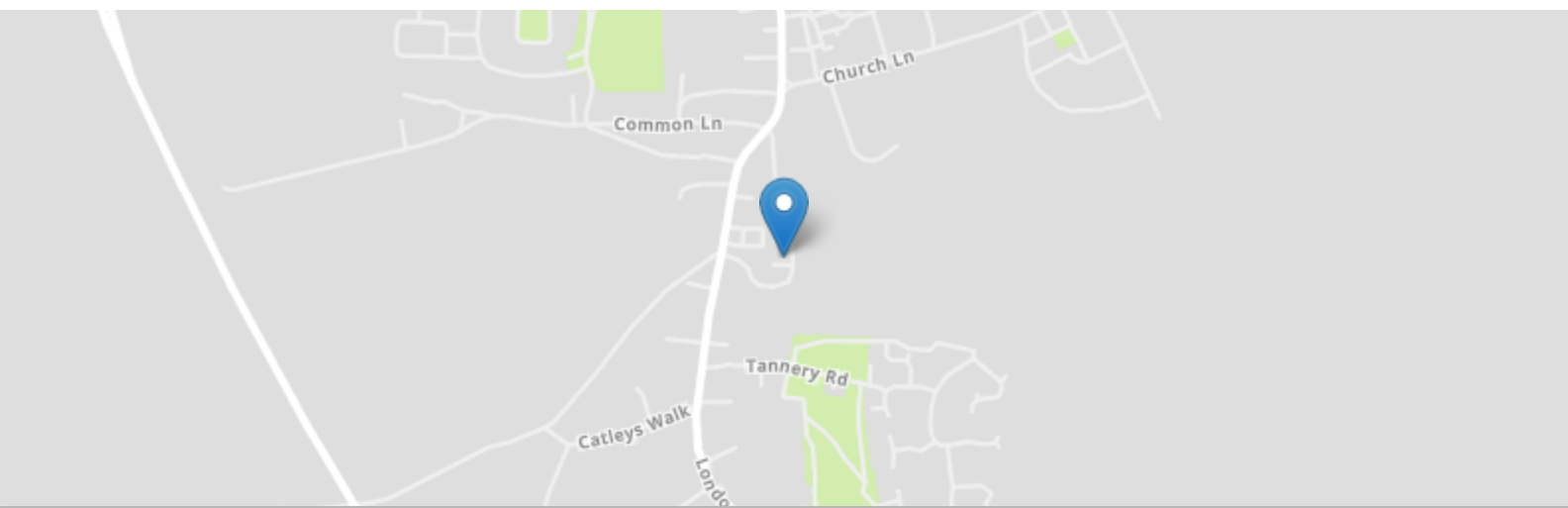


BEE MOVING SOON



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

CORNER PLOT
WELL PRESENTED THROUGHOUT
MODERN KITCHEN
CONSERVATORY
COUNCIL TAX BAND - C
EPC - D / 67
SQ FT 726.1



Bee Moving Soon are delighted to offer for sale, this bright and welcoming, modern two bedroom semi-detached property, which is located in the heart of this thriving village. The property benefits from being positioned on a corner plot, offering excellent scope for extensions (stpp) The property would make an ideal first time buyers home or investment property. As you walk through the property, you cant help but notice the generous gardens to side and rear aspects, which have been nurtured and cared for by its current owners.

The property is of traditional brick construction and accommodation comprises entrance porch, hallway, lounge, kitchen / dining room, conservatory, two double bedrooms, first floor bathroom, brick store / garage.

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 the 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 PORCH

Double-glazed entrance door; internal door leading to.

ENTRANCE HALLWAY

Stairs rising to first floor; doors leading to.

LOUNGE

4.37m x 3.06m (14' 4" x 10' 0")

A welcoming main reception room with double-glazed window to front aspect, feature fireplace, under stairs storage cupboard, radiator.

KITCHEN / DINING ROOM

4.04m x 2.869m (13' 3" x 9' 5")

A modern and well presented open plan kitchen / dining room with light flooding through via the double-glazed door and window to rear aspect, range of high level and low level fitted units, incorporating fitted appliances including oven with hob, extractor; dishwasher; washing machine, single sink drainer with mixer taps, radiator.

CONSERVATORY

2.34m x 1.74m (7' 8" x 5' 9")

A versatile room with door leading to garden, of double-glazed construction with tiled flooring.

LANDING

Loft access, airing cupboard with shelving and storage space, doors leading to.

BEDROOM ONE

3.42m x 3.08m (11' 3" x 10' 1")

A spacious master bedroom with two double-glazed windows to front aspect, radiator.

BEDROOM TWO

2.97m x 2.39m (9' 9" x 7' 10")

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

BATHROOM

Modern 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 and tiled flooring, heated towel rail.

GARDEN

One of the main features of this property is this established and manicured garden which has been loved and cared for by its current owners, with a wide variety of raised planting boxes with a selection of mature plants and shrubs providing a wide an array of colour; rockery with ornamental pond, timber framed wooden shed with power and light, rear access gate leading to parking and garage.

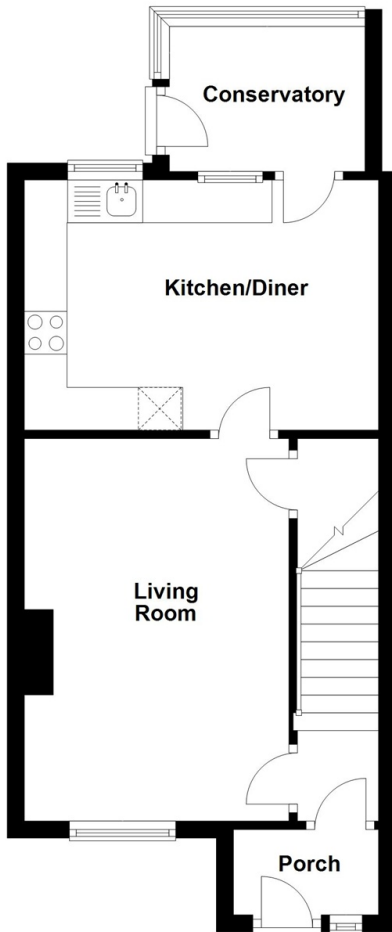
PARKING AND GARAGE

The property benefits from parking to the rear of the property, also adjacent to the garage. The garage would ideally be suited for a smaller car or would make an ideal cycle or motorbike storage area.

FLOORPLAN

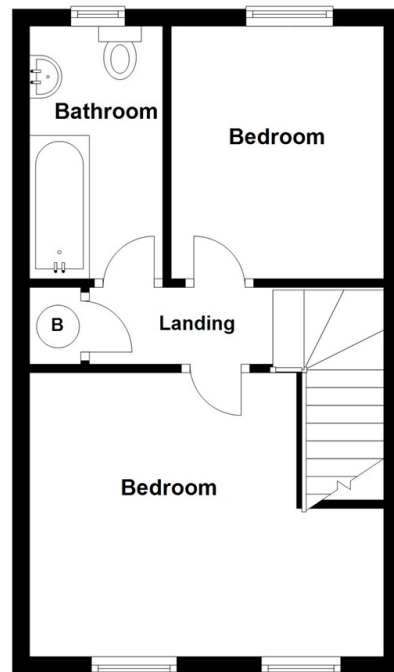
Ground Floor

Approx. 37.1 sq. metres (399.2 sq. feet)



First Floor

Approx. 30.4 sq. metres (326.9 sq. feet)



Total area: approx. 67.5 sq. metres (726.1 sq. feet)

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





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