



4 Sunderlands Avenue

Sawston
CB22 3JU

Shared Ownership

£162,500

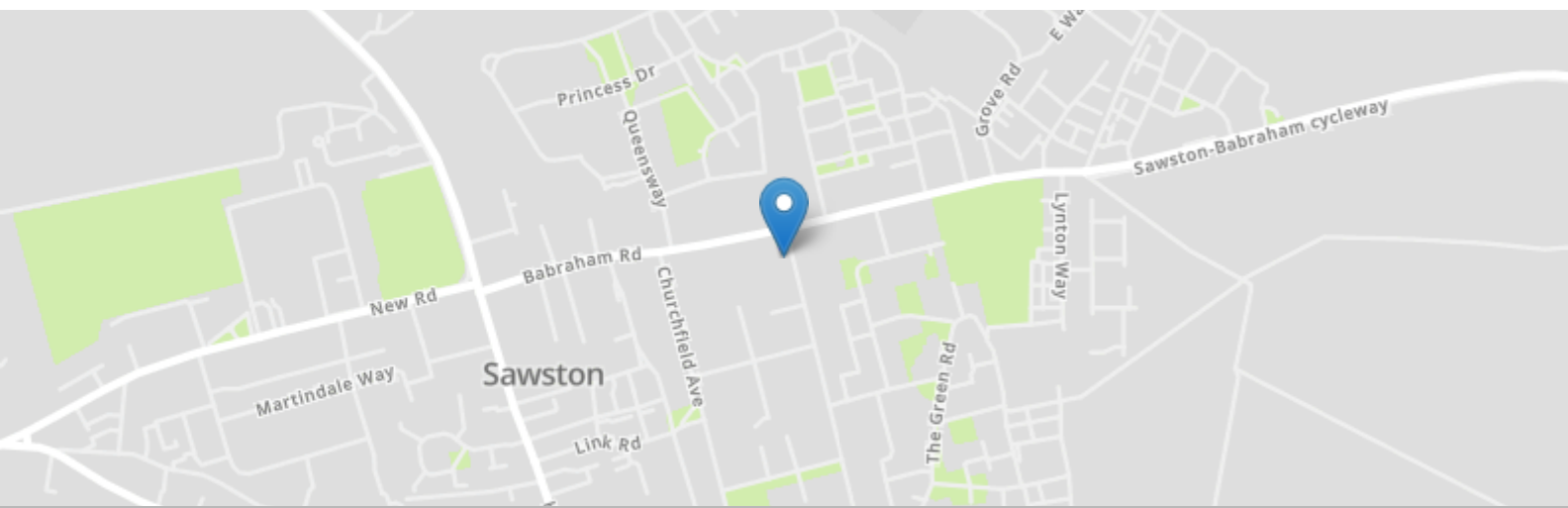


BEE MOVING SOON



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		90
(69-80) C	78	
(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	

- SHARED OWNERSHIP 50%
- CLOAKROOM
- TWO DOUBLE BEDROOMS
- PARKING
- PRIVATE GARDEN
- COUNCIL TAX BAND - C
- EPC - C / 78
- SQ FT - 887.8

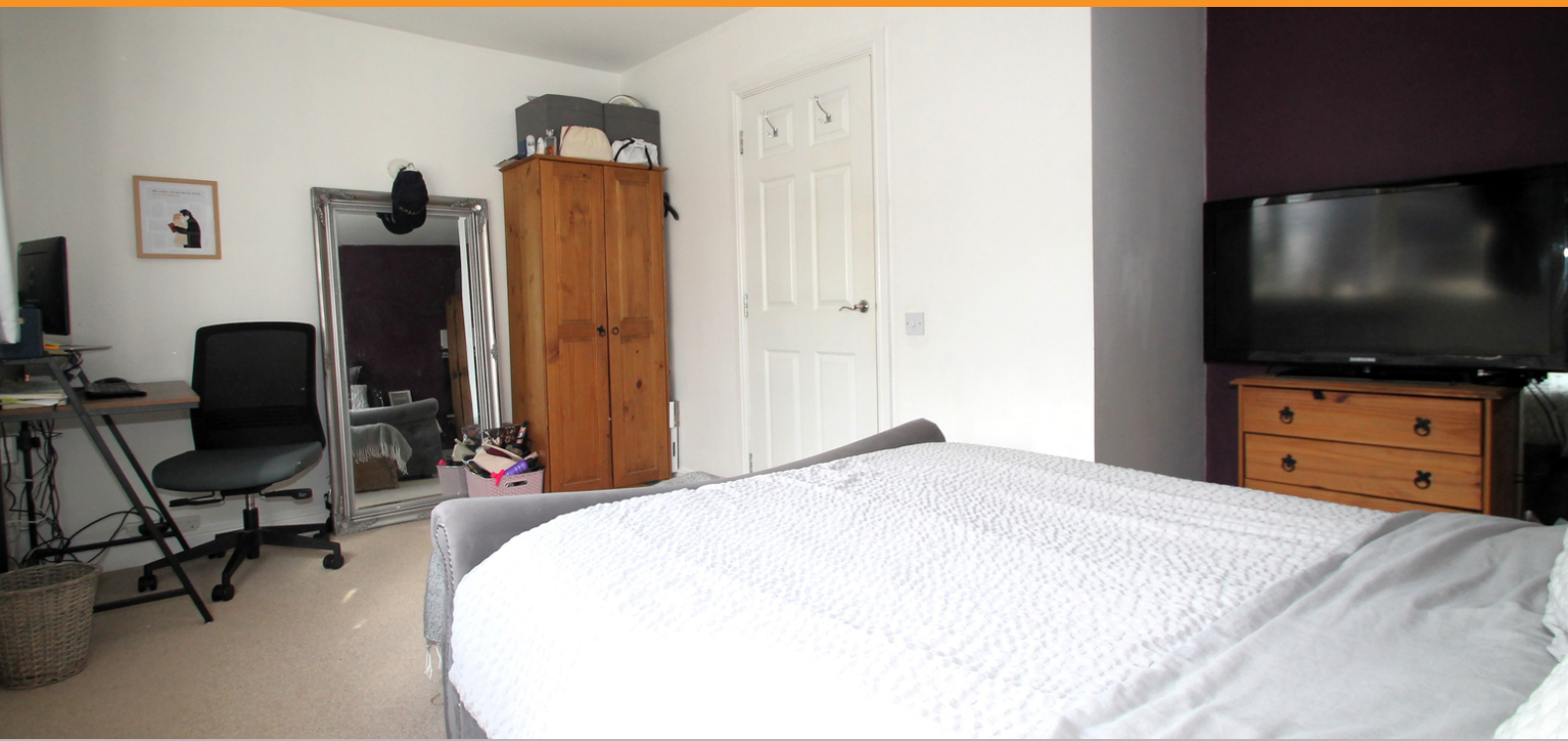


Bee Moving Soon are delighted to offer for sale, this bright, spacious and welcoming, two double bedroom terrace home, which is located in the heart of this thriving village and is offered for sale on a 50% shared ownership basis. Your attention is drawn directly to the rear of the property with its spacious lounge with light flooding through via the double-glazed window and door providing access and views over the enclosed rear garden.

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

A welcoming entrance hallway with stairs rising to first floor; wooden flooring, storage cupboard, radiator; doors leading to.

CLOAKROOM

Modern two piece white cloakroom suite comprising low level w/c and wash hand basin, downlights, tiled flooring, storage cupboard, radiator.

KITCHEN / DINING SPACE

3.96m x 2.68m (13' 0" x 8' 10")

A well appointed fitted kitchen with a range of wall and base mounted units, fitted appliances including oven, hob, extractor; dishwasher; single sink drainer with mixer taps, plumbing for washing machine, double-glazed window to front aspect, downlights, tiled flooring, part tiled walls, radiator.

LOUNGE

4.77m x 2.97m (15' 8" x 9' 9")

Light floods into the room via the double-glazed window and door to the rear aspect providing views and access to the rear garden, wooden flooring, radiator.

LANDING

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

BEDROOM ONE

4.766m x 3.60m (15' 8" x 11' 10")

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

BEDROOM TWO

4.9m x 2.74m (16' 1" x 9' 0")

One of the main benefits of these properties is the generous second double bedroom with double-glazed window to rear aspect, radiator.

BATHROOM

Obscure double-glazed window to rear aspect, three piece modern bathroom suite comprising low level w/c, wash hand basin, bath with shower over; downlights, tiled flooring, radiator.

TO THE FRONT OF THE PROPERTY

Area of block paving providing parking for two cars, wooden bin storage space.

GARDEN

Enclosed by panel fencing, majority laid to lawn with mature tree, to the rear of the property, summer terrace seating area.

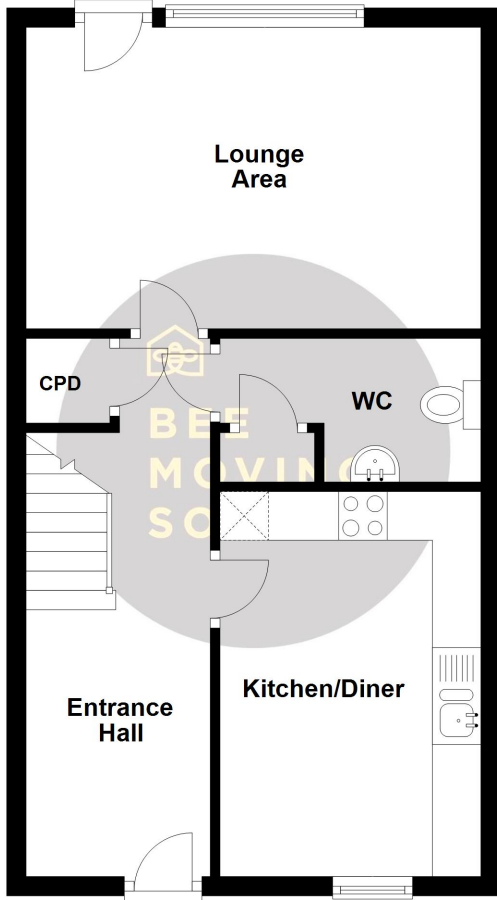
AGENTS NOTES

The property is sold on a 50% shared ownership basis, the asking price represents the 50% share, of the property total at £325,000. The property is sold with 107 years remaining on the lease, additional monthly charges for the shared ownership £372.40 Rent and Service Charge £24.23.

FLOORPLAN

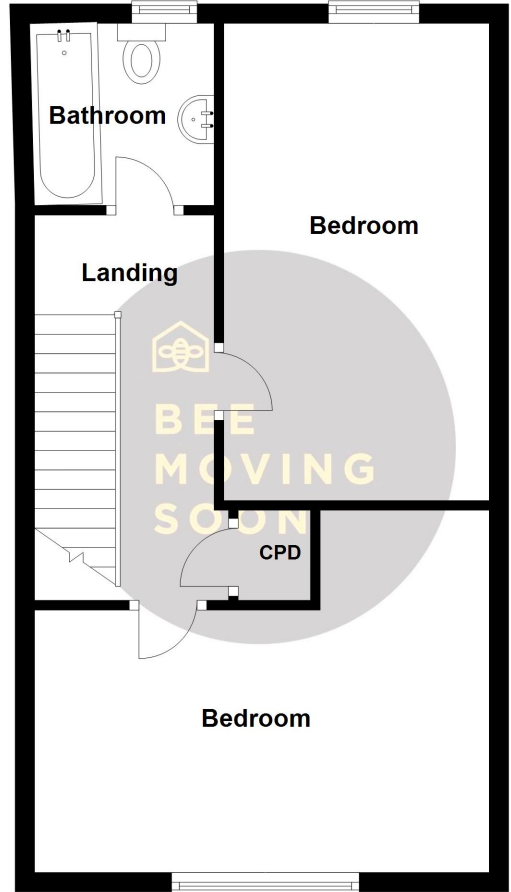
Ground Floor

Approx. 41.1 sq. metres (442.3 sq. feet)



First Floor

Approx. 41.4 sq. metres (445.5 sq. feet)



Total area: approx. 82.5 sq. metres (887.8 sq. feet)

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





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