



14 Henry Morris Road

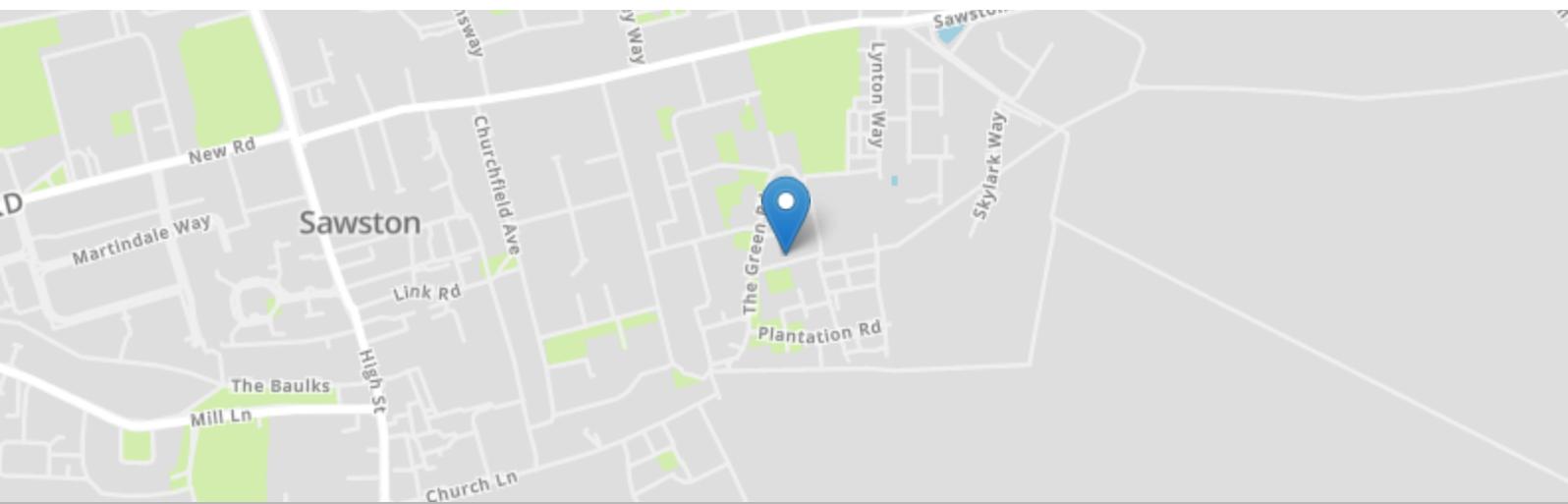
Sawston
CB22 3JW

Offers in Region of
£280,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	77
(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	

TRAFFIC FREE LOCATION
NO ONWARD CHAIN
LOUNGE / DINING ROOM
WET ROOM
COUNCIL TAX BAND - C
EPC - C / 69
SQ FT - 624.7

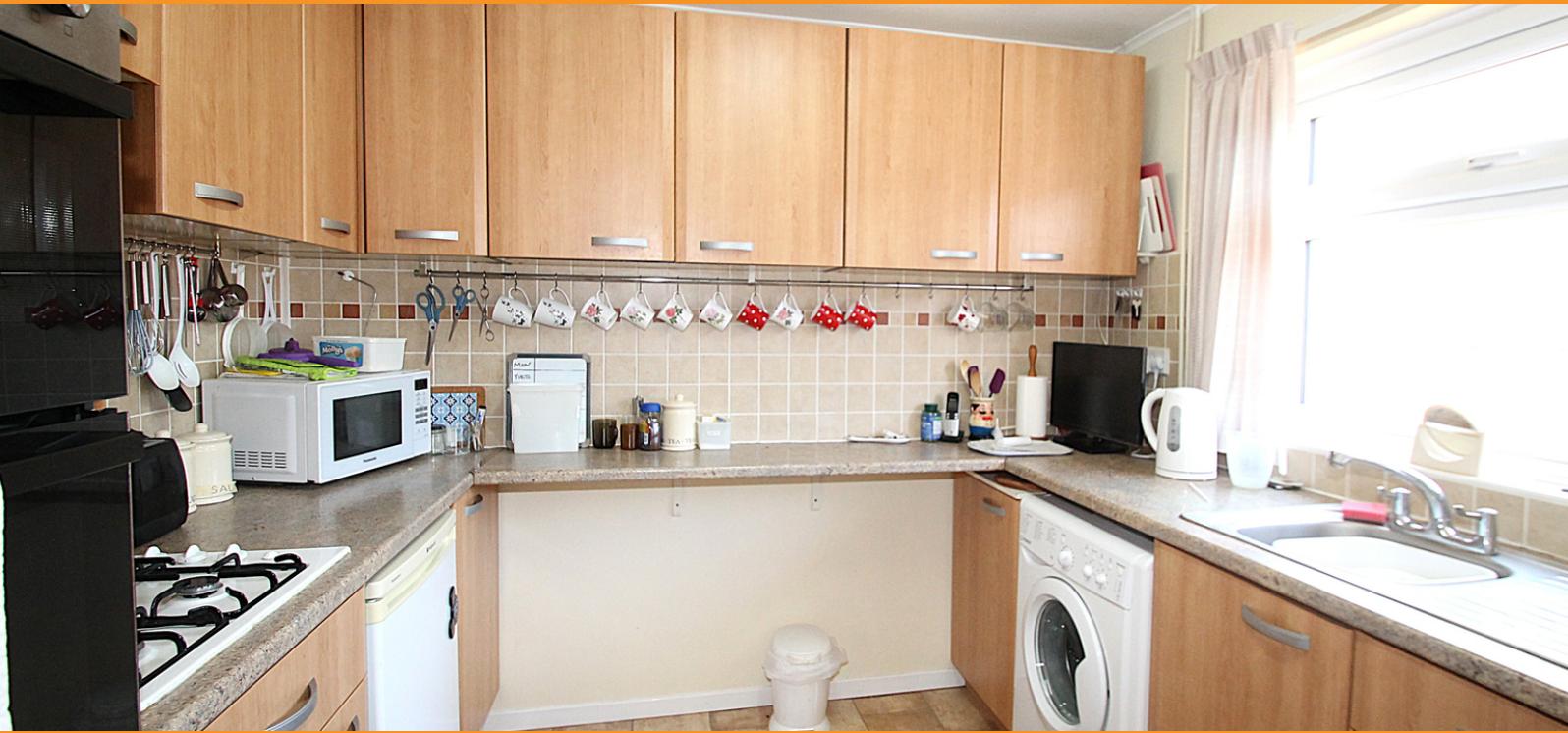


Positioned overlooking a local green, open space, is this two bedroom, brick built bungalow, which is offered for sale with the benefit of no onward chain. The property is located within Henry Morris Road, which is centrally located providing excellent access to all local amenities, many people say, there is very little you need to leave the village for. Your attention is drawn to the spacious lounge / dining area which is approaching 16ft long. A viewing is recommended to fully appreciate.

The property is of traditional brick construction and accommodation comprises entrance hallway, lounge / dining room, kitchen, two bedrooms, wet room, gardens to front and rear.

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 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; airing cupboard housing wall mounted boiler; radiator; doors leading to.

LOUNGE / DINING SPACE

4.8m x 3.6m (15' 9" x 11' 10")

A spacious and welcoming reception room with light flooding through via the double-glazed window to front aspect, gas fire, radiator.

KITCHEN

3.05m x 2.70m (10' 0" x 8' 10")

Double-glazed window and door to rear aspect, fitted kitchen with range of wall and base mounted units with inset single sink drainer with mixer taps, oven, hob, plumbing for washing machine, part tiled walls, radiator.

BEDROOM ONE

3.91m x 3.1m (12' 10" x 10' 2")

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

BEDROOM TWO

3.02m x 2.73m (9' 11" x 8' 11")

A good sized second bedroom with double-glazed window to rear aspect, radiator.

WET ROOM

Obscure double-glazed window to rear aspect, low level w/c, wash hand basin inset in vanity unit, wall mounted shower, tiled walls, radiator.

TO THE FRONT

Enclosed by fencing with entrance pathway, low maintenance garden.

GARDEN

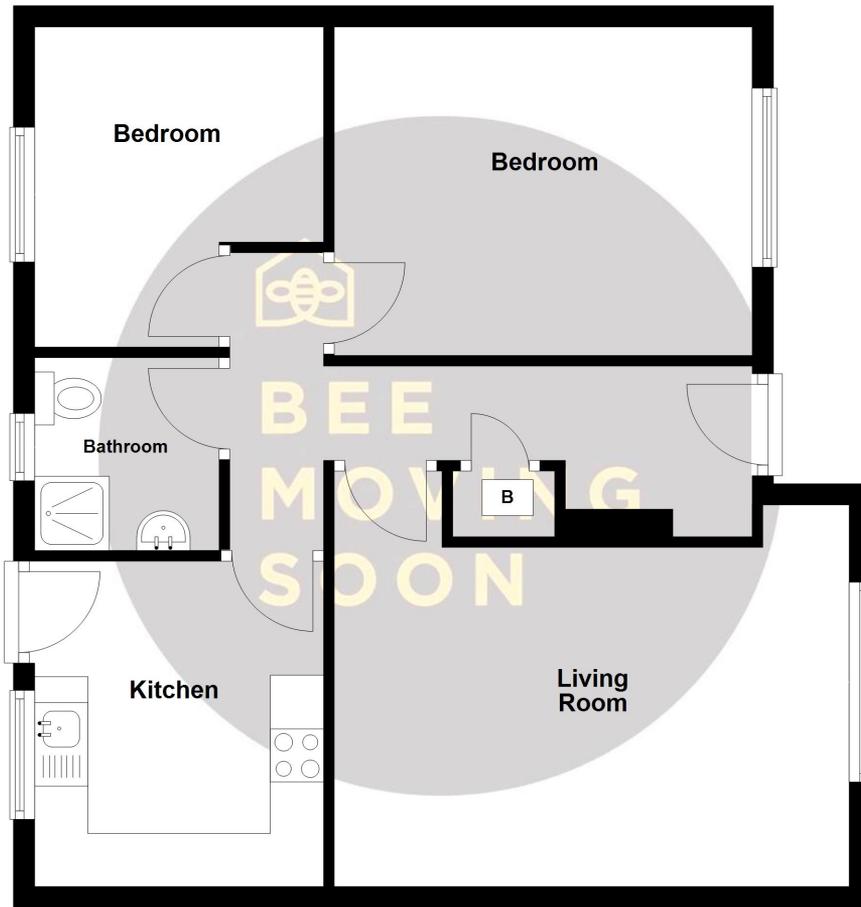
Enclosed by panel fencing with side access gate, low maintenance paved garden, storage shed.

PARKING

The property benefits from communal parking spaces to the front of the green.

Ground Floor

Approx. 58.0 sq. metres (624.7 sq. feet)



Total area: approx. 58.0 sq. metres (624.7 sq. feet)

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





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