



48 Plantation Road


Sawston
CB22 3JN

Guide Price
£325,000

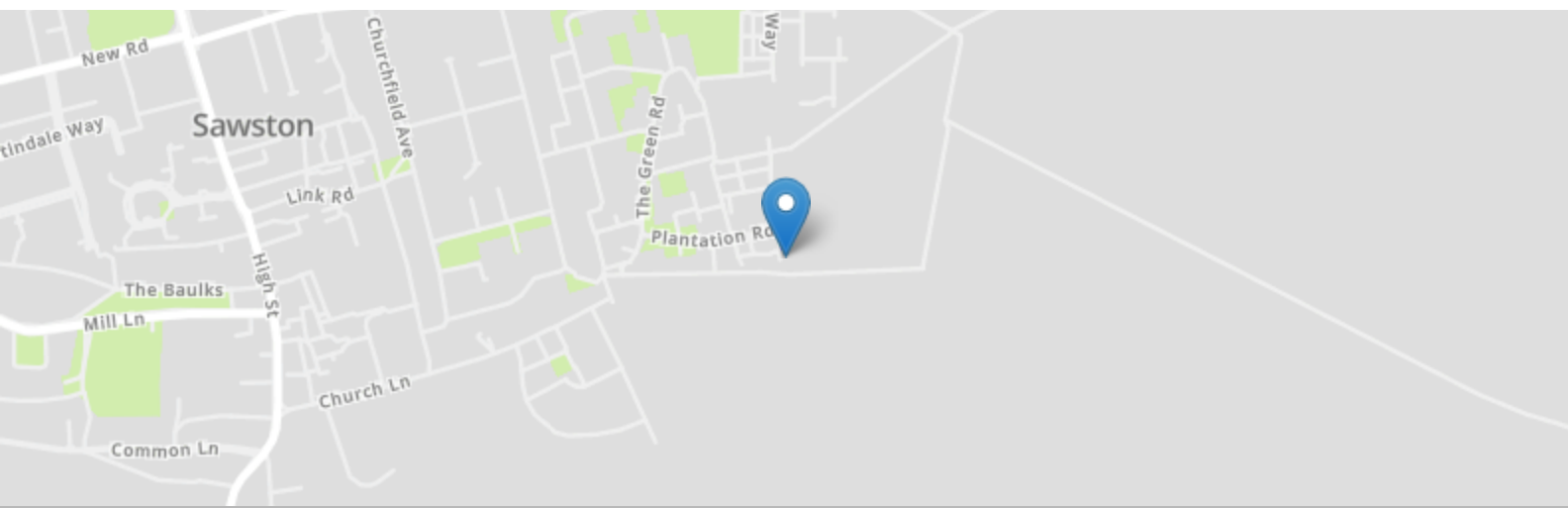


BEE MOVING SOON



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

WELL PRESENTED
NO ONWARD CHAIN
CUL-DE-SAC LOCATION
CLOSE TO LOCAL AMENITIES
COUNCIL TAX BAND - C
EPC - D / 68



Positioned in a cul-de-sac location, in this thriving village, to the South of the City of Cambridge, is this well-presented, two bedroom semi-detached bungalow, which is offered for sale with the benefit of no onward chain. Your attention is drawn directly to the welcoming and spacious main reception room, with light flooding through via the generous window to the front aspect.

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

Plantation Road, is centrally located within this thriving village, providing excellent access to all the local amenities. In the High street you will find a wide variety of local village shops including supermarket, butchers, bakers, hairdressers, opticians, dentists, local restaurants, pubs and cafes, further benefits of the village include, local health centre, churches, recreation spaces and parks, excellent road links, City 7 bus service.







ENTRANCE HALLWAY

Double-glazed entrance door; airing cupboard with storage space, cloaks cupboard, radiator; doors leading to.

LOUNGE / DINING ROOM

4.87m x 3.61m (16' 0" x 11' 10")

A welcoming main reception room with light flooding through via the generous double-glazed window to front aspect, wooden mantle fireplace, two radiators.

KITCHEN

2.67m x 1.91m (8' 9" x 6' 3")

A well-appointed fitted kitchen with a range of high level and low level fitted units, space for cooker with extractor hood, single sink drainer with mixer taps, plumbing for washing machine, double-glazed window to rear aspect.

BEDROOM ONE

3.61m x 3.08m (11' 10" x 10' 1")

A spacious master bedroom with double-glazed window to front aspect, double wardrobe with shelving, hanging and storage space, radiator.

BEDROOM TWO

2.92m x 2.36m (9' 7" x 7' 9")

A good sized second bedroom with double-glazed window to rear aspect, single wardrobe with shelving, hanging and storage space, radiator.

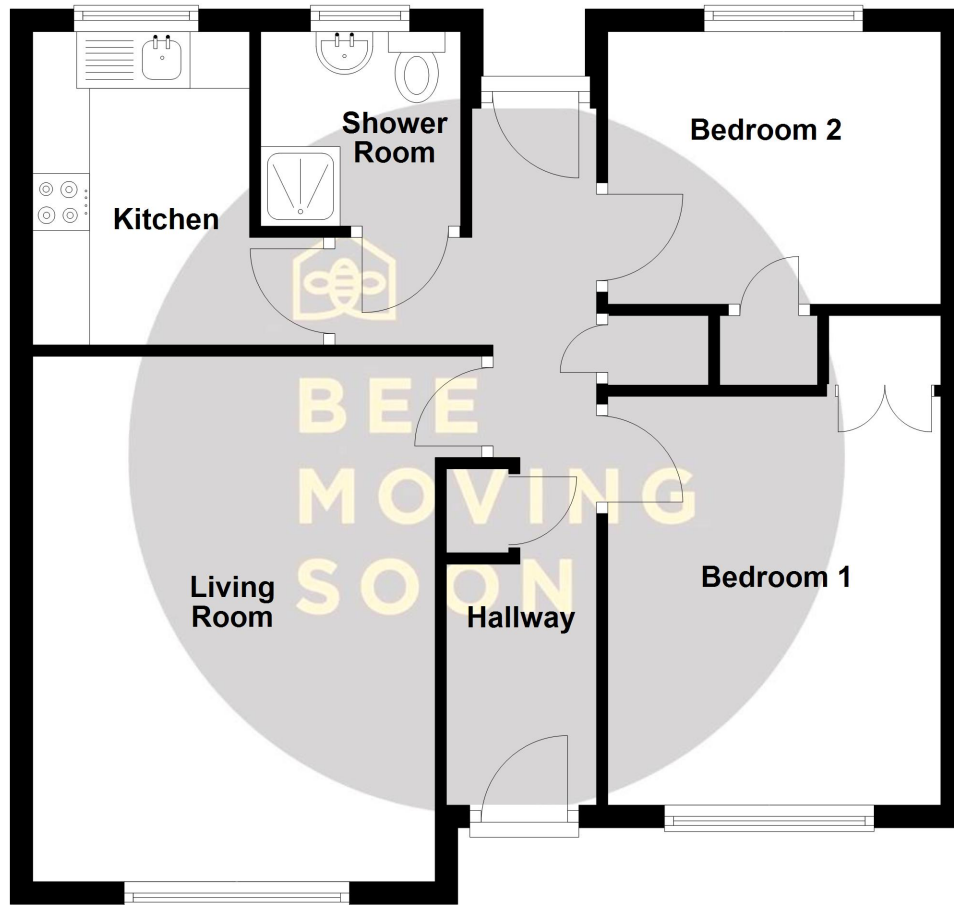
SHOWER ROOM

Three piece white shower suite comprising walk in shower; low level w/c, wash hand basin, part tiled walls, obscure double-glazed window to rear aspect, radiator.

GARDEN

The rear garden is enclosed by panel fencing with side access gate, low maintenance garden with shrubs set to edges, gravel summer terrace seating area, generous storage / potting shed.

Ground Floor



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





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